PREPARED BY:
KRISTIN C. PARKER
ATTORNEY AT LAW
COLUMBIA, TENN.

Davidson County DEEDWARR
Recvd: 08/31/07 15:14 2 pgs
Fees:13.00 Taxes:777.00
20070831-0105281

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **ROGER WITHEROW and wife, REDA WITHEROW,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **NICHOLAS SCOTT WITHEROW**, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Resubdivision of the Easterly Part of Block 31, Charlotte Park 2nd Addition, as shown on plat of record in Plat Book 3842, page 1, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Roger Witherow and wife, Reda Witherow in Instrument 20070504-0054089 recorded 5/4/2007, Register's Office for Davidson County, Tennessee. Being further conveyed to Patrick J. Tohill and wife, Dina P. Tohill in Instrument No. 20051104-0133956, recorded 11/04/2005, Register's Office of Davidson County, Tennessee.
>
> Tax Parcel #092-13-0-234.00

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated and assumed by SECOND PARTY; and all matters as shown on Plat recorded in Book 3842, Page 1 and Plat Book 421, Page 10; Register's Office of Davidson County, Tennessee.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 22 day of August, 2007.

ROGER WITHEROW

REDA WITHEROW

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, **ROGER WITHEROW and REDA WITHEROW**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22 day of August, 2007.

My commission expires:
02-23-08

Notary Public

STATE OF TENNESSEE)
)
MAURY COUNTY)

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $210,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of August, 2007.

My commission expires:
02-23-08

Notary Public

NEW PROPERTY OWNERS:

Nicholas Scott Witherow
3905 Nevada Avenue
Nashville, TN 37209

PERSON(S) RESPONSIBLE FOR TAXES:

SAME