PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(dm) Title No: 49247
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/21/08 12:51 2 pgs
Fees:13.00 Taxes:1080.40
20080421-0040432

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Benjamin Womack Angela Womack 7069 Meadow Ridge Circle Nashville, Tennessee 37221	Bank of America, N.A. 9000 Southside Blvd. Bldg. 100, 3rd Floor Jacksonville, Florida 32256-0771

TAX MAP-PARCEL NUMBERS: 155160A32200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$292,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Muldowney and spouse, Nancy Jean Muldowney**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Benjamin Womack and spouse, Angela Womack** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Traceside, Section Nine of record in Doc. No. 20000103-0000455, Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to James Muldowney and wife, Nancy Jean Muldowney by deed from Matthew S. Logsdon and wife Darcie A. Logsdon, dated May 24, 2004 and recorded on June 11, 2004 of record in Doc. No. 20040611-0069570, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20000103-0000455 said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 9435, page 493, Book 9677, page 675, By-Laws in Book 9668, page 899, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7069 Meadow Ridge Circle, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of April, 2008.

James Muldowney

Nancy Jean Muldowney

State of TENNESSEE

County of DAVIDSON

On this 17th day of April, 2008 , before me the undersigned authority, personally appeared James Muldowney and Nancy Jean Muldowney , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $292,000.00

Affiant

Sworn and subscribed before me this the 18th day of April, 2008

Notary Public

My Commission Expires: 3/20/2010

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN