Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200 150
Brentwood, TN 37027

# WARRANTY DEED

2009080008

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF September, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 19, 2009

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Matthew James Schaaf | Peoples Home Equity Inc | |
| 1400 Haysboro Ave (ADDRESS) | 213 Ward Circle, Suite 201 (ADDRESS) | 061-04-0-124.00 |
| Nashville, Tennessee 37216 (CITY) (STATE) (ZIP) | Brentwood, TN 37027 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we LARRY G. WOMACK, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MATTHEW JAMES SCHAAF AND JENNIFER N. SCHAAF, HUSBAND AND WIFE, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the 11th Civil District of Davidson County, known as part of the northeasterly part of Tract 3 of McGaughey's Lands, not of record, shown as unnumbered tract of Plan of A.J. McGaughey's 2nd Haysboro Subdivision, of record in Book 547, page 43, R.O.D.C. described according to a survey by Richard B. Omohundro, dated November 20, 1971, as follows:

Beginning at the southeasterly corner of the intersection of Haysboro Avenue and Tanglewood Drive; thence with the margin of said Avenue, easterly 150 feet to an iron pin, being the property now or formerly owned by Max Shaver, of record in Book 4112, page 593; thence along his westerly line, southerly 166 feet to an iron pin in the property now or formerly owned by Kirk Robinson, by deed of record in Book 2336, page 517; thence along his line, westerly 167 feet to an iron pin in the easterly margin of Tanglewood Drive; thence with the margin of same, northwardly 150 feet to the point of beginning. Description same as previous deed of record.

Being the same property conveyed to Larry G. Womack and wife, Diane V. Womack by deed from Joe F. Musgrove and wife, Judy A. Musgrove of record as Instrument No. Book 4816, page 870, in the Register's Office for Davidson County, Tennessee, dated May 17, 1974. Said Diane V. Womack having since died leaving Larry G. Womack as surviving tenant by the entirety.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1400 Haysboro Ave, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

BILL GARRETT, Davidson County
Trans:T20090061851 DEEDWARR
Recvd: 09/09/09 12:56 2 pgs
Fees:13.00 Taxes:677.10
20090909-0084464

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 1st day of September, 2009.

Larry G. Womack

State of Tennessee
County of Williamson

On this 1st day of September , 2009 , before me personally appeared Larry G. Womack, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Notary Public

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 19, 2009

**RETURN TO:**

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800