60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BOOK 11302 PAGE 722

ADDRESS NEW OWNER:
Larry Brian Woodruff
194 Woodson Lane
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
NationsBanc Mortgage Corporation
2059 Northlake Parkway
Tucker, GA 30084

MAP **133-7**
GROUP
PARCEL **225**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Keith P. Rosenblum, married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Larry Brian Woodruff, unmarried**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Parma Heights, of record in Book 2133, page 23, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Keith P. Rosenblum by deed from Betty S. Gooch of record in Book 11157, page 626, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1999 and subsequent years.

This is improved property known as 194 Woodson Lane, Nashville, Tennessee 37211.

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", his heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized 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; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0538336
IDENTIF. & REFERENCE

99 JAN 19 PM 4:03
REGISTER
DAVIDSON COUNTY, TN.

4416 01/19/99 RECORDED TOTO

*Cynthia Rosenblum, spouse of Keith P. Rosenblum, hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.

WITNESS our hands this the 15th day of January, 1999.

Keith P. Rosenblum

Keith P. Rosenblum

Cynthia Rosenblum

Cynthia Rosenblum

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Keith P. Rosenblum and Cynthia Rosenblum**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of January, 1999.

Rebecca T. Garland

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 3/24/2001

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $64,900.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of January, 1999.

Rebecca T. Garland

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 3/24/2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11302 PAGE 724

RECEIVED OF _____

FOR _____

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MO	MORTGAGE	REL	RELEASE	CO TX	STATE TAX CONVEY
WD	WARRANTY DEED	UCC	UNIFORM COMMERCIAL CODE	MO TX	STATE TAX MORT
TD	TRUST DEED	CFEE	COMPUTER FEE	PBFEE	PROBATE FEE

0538336

IDENTIFICATION/REFERENCE

99 JAN 19 PM 4:03

REGISTER
DAVIDSON COUNTY, TN.

[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1413845