WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/24/01 16:50 2pgs
Fees:13.00 Taxes:327.08

20010724-0078643

G-6749-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON

47

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,400.00

X Eric Romberg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July 2001

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Alton Romberg (NAME)	CTX MORTGAGE COMPANY (NAME)	MAP 61-07
1005 Broadmoor Drive (ADDRESS)	5200 Maryland Way, Suite 108 (ADDRESS)	PARCEL 58
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ella Ruth Cobb, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric Alton Romberg unmarried man and Jessica Lynn Bewick, unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 17 of Block "H" on the Map of Broadmoor, Section II, as of record in Book 547, Page 174, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 50 feet on the northerly side of Woodruff Drive, (Broadmoor Drive) and extends back between parallel lines 155 feet to a dead line in the rear.

Being the same property conveyed to R. P. Hardin and wife, Lettie C. Hardin in Book 2393, Page 131* R. P. Hardin having since died. Lettie Viola Clubbs Hardin conveyed a life estate to Ella Ruth Cobb and remainder to her heirs in Book 7844, Page 939* Lettie Viola Clubbs Harding having since died intestate. By Affidavit of Heirship in Book 9562, Page 524 shows her heirs at law to be Joan Hardin Toney, Ella Ruth Cobb, Theresa Hardin Slaughter, John Bradley Hardin and Candace Kay Hardin. By deed in Book 9557, Page 302* re-recorded in Book 9562, Page 525*Joan Hardin Toney, Theresa Hardin Slaughter, John Bradley Hardin, and Candace Kay Hardin conveyed their interest to Ella Ruth Cobb all of record in the Register's Office for Davidson County, Tennessee.

*Register's Office for Davidson County, Tennessee,

unimproved ( )
This is improved (X) property, known as 1005 Broadmoor Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 20th day of July 2001

X Ella Ruth Cobb

Ella Ruth Cobb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ella Ruth Cobb, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 20th day of July 2001

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public