47

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
5409 Maryland Way, Suite 120
Brentwood, Tennessee 37027

PLEASE RETURN TO:
CASTLEMAN TITLE & ESCROW, INC.
WILLIAM D. CASTLEMAN, ATTORNEY
110 GLANCY STREET, SUITE #112
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November, 2001

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/12/01 15:10 3pgs
Fees:18.00 Taxes:443.63

20011112-0124022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A. Foreman (NAME)	CTX MORTGAGE COMPANY, LLC (NAME)	MAP 6 PARCEL 10
3450 Greer Road (ADDRESS)	2828 NORTH HARWOOD (ADDRESS)	MAP 6 PARCEL 82
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	DALLAS, TX 75201-1516 (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, Diane B. Forbus and husband, Robert Forbus

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard A. Foreman, an unmarried man

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:

Certain real property situated in the 10th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

TRACT NO. 1:
BEGINNING at an iron pin on the southerly margin of Greer Road and being the Northwesterly corner of a tract belonging to Bob Fisher; thence South 21 degrees 14' East, 360.39 feet to a stake; thence North 68 degrees 40' West 430 feet to a stake; thence North 3 degrees 33' East 160 feet to a stake in the Southerly margin of Greer Road; thence with the margin of said road North 75 degrees 81' East 185 feet to the beginning, containing 1.82 acres, more or less.

Being the same property conveyed to Diane Barnard by deed from Kathryn P. Hornbuckle of record in Book 7356, page 981, said Register's Office.

TRACT NO. 2:
BEGINNING at an iron pin on the Easterly margin of Greer Road; thence along said margin North 1 degree 00' West, 80.0 feet to a point; thence North 25 degrees 00' East, 91.0 feet to a point; thence North 58 degrees 00' East, 107.00 feet to an iron pin; thence South 10 degrees 00' West 230.0 feet to an iron pin; thence North 85 degrees 14' West 88.16 feet to an iron pin on the Easterly margin of Greer Road, the point of beginning, containing 0.41 acre, more or less, according to a survey which is unrecorded by Donald R. Carver, Lic. No. 271, dated November 5, 1979.

Being the same property conveyed to Diane Barnard by deed from Kathryn P. Hornbuckle of record in Book 7356, page 981, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3450 Greer Road, Goodlettsville, TN 37072
(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 our hand S this 28th day of August, 2001

Diane B Forbus
Diane B. Forbus

Robert Forbus

LEGAL DESCRIPTION CONTINUATION

The said Diane Barnard now known as Diane B. Forbus is one and the same person.

Robert Forbus joins in this conveyance to relinquish any and all right, especially marital rights, which he may have in said property by virtue of his marriage to Diane B. Forbus.

STATE OF Tennessee

COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Diane B. Forbus

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and seal at Springfield Tennessee, this 28th day of August, 2001.

Patricia A. Semore
Notary Public

My Commission Expires: 10-14-01

PATRICIA A. SEMORE NOTARY PUBLIC AT LARGE ROBERTSON COUNTY TENN.

STATE OF Tennessee

COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Forbus

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and seal at Springfield Tennessee, this 28th day of August, 2001.

Patricia A. Semore
Notary Public

My Commission Expires: 10-14-01

PATRICIA A. SEMORE NOTARY PUBLIC AT LARGE ROBERTSON COUNTY TENN.