WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/16/05 13:20 2 pgs
Fees:13.00 Taxes:475.45
20050816-0097001

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Ted F. Romley**
Address **5631 Vista Del Rio Court**
City/State/Zip **Bakersfield, CA. 93308**

SEND TAX BILLS TO:
Name **First Magnus Financial Corporation**
Address 603 North Wilmot Road
City/State/Zip Tucson, AZ. 85711

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Alexander M. Hartz and wife, Helen Hartz ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Ted F. Romley and Catherine A. Romley, Husband and Wife and Mary C. Romley, A Single Woman, ("Grantee")** its successors and assigns, all its right, title and interest in and to property located in **DAVIDSON** County, State of **TENNESSEE,** more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 217 of Wynbrook Condominiums horizontal property regime pursuant to the Tennessee Horizontal Property Act, of record in Book 7285, Page 918 as amended in Book 7507, Page 271, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Alexander M. Hartz, by Warranty Deed dated April 15, 2002, from Michael Senna, unmarried, of record in Instrument No. 20020418-0048558, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Helen Hartz joins in this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

Map-Parcel No.'s: Map 142 Group 7D Parcel 217CO

This is improved property known as: 217 Wynbrook Court, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **9th** day of **August, 2005.**

Alexander M. Hartz

Helen C. Hartz
Helen Hartz

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

WITNESS MY HAND and official seal at office, this **9th** day of **August, 2005.**

PERSONALLY APPEARED before me, the **undersigned,** a Notary Public in and for said County and State, **Alexander M. Hartz** with whom I am personally acquainted, and who acknowledged that **he** executed the within instrument for the purposes therein contained.

Commission expires _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

SMS Vision Form SDD01TN Rev. 07/08/96

My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

WITNESS MY HAND and official seal at office, this **9th** day of **August, 2005**.

PERSONALLY APPEARED before me **the undersigned**, a Notary Public in and for said County and State, **Helen Hartz** with whom I am personally acquainted, and who acknowledged that **she** executed the within instrument for the purposes therein contained.

Commission expires 1/27/07

Notary Public

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$128,500.00**

Affiant

Subscribed and sworn to before me, this the 9th day of August,2005.

My commission expires:

Notary Public - Register

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009