6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 70,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF OCT 20 05
Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$70,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **18TH DAY OF OCTOBER, 2005.**

Notary Public

MY COMMISSION EXPIRES: ~~XXXXXXX~~ **11/15/06**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BENJAMIN F. NEWSOM, JR.	CTX MORTGAGE COMPANY, LLC.	50-15-193
(NAME) 3192 ROBWOOD DRIVE	(NAME) **P.O. BOX 199114**	
(ADDRESS) NASHVILLE, TN 37207	(ADDRESS) **DALLAS, TX 75219-9114**	
(CITY) (STATE) (ZIP)	(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, ELLEN REEDERS NESBITT, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BENJAMIN F. NEWSOM, JR., an unmarried person, 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. 446 ON THE PLAN OF PARKWOOD ESTATES, SECTION III, AS OF RECORD IN BOOK 3300, PAGE 31, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 446 FRONTS 80 FEET ON THE EASTERLY SIDE OF ROBWOOD DRIVE AND EXTENDS BANK 163.25 FEET ON ITS NORTHERLY LINE WHICH IS A BROKEN LINE, AND 147 FEET ON THE SOUTHERLY LINE TO A DEAD LINE AND MEASURES 84.55 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ROBERT LEE NESBITT AND WIFE, ELLEN REEDERS NESBITT BY DEED FROM ELBERT B. MANLEY AND WIFE, HELEN M. MANLEY OF RECORD IN BOOK 4771, PAGE 477, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ROBERT LEE NESBITT HAS SINCE DIED AND IS SURVIVED BY HIS WIFE ELLEN REEDERS NESBITT.

unimproved ☐

This is improved ☒ property, known as 3192 ROBWOOD DRIVE, NASHVILLE, TN 37207
(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 18th day of October, 2005.

Ellen Nesbitt
ELLEN REEDERS NESBITT
By: Janice Bell Attorney-in-Fact
by Janice Bell Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 10/24/05 11:48 2 pgs
Fees:13.00 Taxes:259.00
20051024-0127988

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared Janice Bell, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Attorney in Fact for Ellen Reeders Nesbitt and the person who executed the foregoing instrument as said Attorney in Fact for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 18th day of October, 2005.

Commission expires: July 19, 2008

JUSTIN TATUM Notary Public

