(1)

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $155,000.00

Rebecca D. Rice
Affiant

Subscribed and sworn to before me
This 18 day of May, 2007

Tabatha Edwards
Notary exp: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

Address of new owners:	Send tax bills to:	Map & Parcel:
8079 Esterbrook Dr	Countrywide Home Loans	128-14-0-056.00
Nashville Tn 37221	PO Box 961206, FTWX-22	
	Fort Worth, Tx 76161	

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Mary Elizabeth Romanowski, formerly known as Mary Elizabeth Trull, married,** I hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Virginia Crowe, unmarried,** 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(s) 48, as shown on the map entitled Harpeth Park, Section 2, of record in Plat Book 3700, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles L. Trull and wife, Gladys P. Trull, by deed from Hester Construction of record in Book 4066, page 157, and then being further conveyed to Gladys Pearl Tinnell Trull, by Final Decree of Divorce of record in Book 8201, page 508, said Register's Office, the said Gladys Pearl Tinnell Trull having since died leaving Mary Elizabeth Romanowski formerly known as Mary Elizabeth Trull, as her sole heir at law as evidence by an Affidavit of Heirship of record as Instrument No. 20070413-0044816, said Register's Office.

Matters shown on the Plan of record in Plat Book 3700, page 58, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 3990, page 68, said Register's Office.

This property has never been the marital residence of Mary Elizabeth Romanowski and husband.

The 2007 County and/or City property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **8079 Esterbrook Dr Nashville Tn 37221**

OR The property is unimproved.

Davidson County DEEDWARR
Recvd: 05/21/07 13:35 2 pgs
Fees:13.00 Taxes:573.50

20070521-0060338

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 herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 18 day of May, 2007.

Mary Elizabeth Romanowski

Mary Elizabeth Romanowski

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 **Mary Elizabeth Ramonowski**, the within named bargainor(s), 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 this 18 day of May, 2007

Tabatha Edwards
Notary Public

Commission expires: 11/24/07

