BOX 13
13700

Davidson County DEEDWARR
Recvd: 09/26/07 14:54 2 pgs
Fees:13.00 Taxes:518.74
20070926-0114952

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: James A. Marshall and Susan B. Marshall, Grantors
TO: Adalberto U. Romo and M. Irene Romo, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers Adalberto and Irene Romo 800 Roundwood Forest Court Antioch, TN 37013	JPMorgan Chase Bank ~~Same as Owner~~ 1901 Roxborough Rd. #406 Charlotte, NC 28211	150.10-0-135.00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $140,200.00.

Affiant

Subscribed and sworn to before me this the 29 day of Aug, 2007.

My commission expires: 7-25-09

NOTARY PUBLIC

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **James A. Marshall and wife, Susan B. Marshall**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Adalberto U. Romo and wife, M. Irene Romo**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Roundwood Forest, Section Two, of record in Plat Book 6250, Page 543, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James A. Marshall and wife, Susan B. Marshall by warranty deed of record in Book 8293, Page 974, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 800 Roundwood Forest Court, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 29th day of August, 2007.

"GRANTORS"

James A Marshall

James A. Marshall

Susan B Marshall

Susan B. Marshall

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named James A. Marshall and Susan B. Marshall, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood Tennessee this 29th day of August, 2007.

My commission expires: June 12, 2011

Notary Public

{Seal}

Notary Seal present,
but could not be reproduced.

Bill Garrett

Bill Garrett
Davidson County Register of Deeds