BILL GARRETT, Davidson County
Trans:T20100060205 DEEDWARR
Recvd: 09/24/10 09:16 3 pgs
Fees:18.00 Taxes:462.50

20100924-0075993

Prepared by and Return to:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 22nd day of September, 2010.

Notary Public
My commission expires: 11/07/12

07-1009-84324

Address of New Owner:	Send Tax Bills to:	Tax Information
Henry Romersa	HENRY ROMERSA	061-04-0.032.00
4911 ~~4907~~ Tanglewood Drive	4911 TANGLEWOOD DR	
Nashville TN 37216	NASHVILLE, TN 37216	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nancy M. Bailey and Pat W. Moore and Lynne M. Ritter and Stephen W. Moore, being all of the heirs at law of Wesley E. Moore, Jr., deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Henry Romersa and wife, Kathy Romersa**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

See attached Exhibit "A" for a more complete legal description.

Being the same property conveyed to Wesley E. Moore, Jr. and wife Sybil Lucille Moore, by deed from Earl R. Hyder and wife Winona Johnston Hyder, dated March 24, 1952, recorded March 25, 1952, in Book 2040, Page 279, Register's Office for Davidson County, Tennessee. Sybil Lucille Moore having since died September 16, 1986. Wesley E. Moore, Jr. having since died February 22, 2010, and by Last Will and Testament of Wesley E. Moore, Jr., he devised subject property to his four (4) children; Nancy C. Bailey being one and the same as Nancy M. Bailey, Pat W. Moore, Lynne Ritter being one and the same as Lynne M. Ritter, and Stephen W. Moore being the same as Steven W. Moore.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4907 Tanglewood Drive, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 22nd day of September, 2010.

Nancy M. Bailey

Pat W. Moore

Lynne M. Ritter

Stephen W. Moore

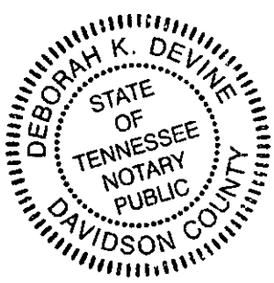
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nancy M. Bailey and Pat W. Moore and Lynne M. Ritter and Stephen W. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 22nd day of September, 2010.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/07/12



land in Davidson County, State of Tennessee, described as follows, to wit:

Being part of a 7.48 acre tract in the 11th Civil District, and being known as a part of Block 3 on the Map of A. J. McCaughey's Second Haysboro Subdivision, as of record in Book 547, page 43, Register's Office for said County, and being Lot No. 7 on an unrecorded Map showing the Subdivision of R. M. Condra Property, and described according to a copy of a survey thereof made by W. W. Turner Company, Engineers, April 30, 1947, as follows:

Beginning at a point in the westerly margin of Tanglewood Drive or Road extended, at the corner of Lots Nos. 7 and 8; thence along the line between said lots north 58° 15' west 331 feet; thence north 61° 45' east 100.3 feet; thence north 47° 05' east 33 feet to the common corners of Lots 6 and 7; thence along the line between said lots, south 67° east 255 feet to the westerly margin of Tanglewood Drive; thence with said Drive along a slight curve, southwesterly 156 feet to the beginning.