#2640

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 6101 PAGE 549

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. Byron T. Galway (NAME)	First American National Bank of Nashville (NAME)	117-2C
654 Timber Lane (STREET ADDRESS OR ROUTE NUMBER)	Third Floor, First American Center (STREET ADDRESS)	28
Nashville, TN. 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37237 (CITY) (STATE) (ZIP)	FB# 7DA-71483

FOR AND IN 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, CHARLES C. TRABUE, JR., and wife, MARY H. TRABUE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BYRON T. GALWAY,

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 28 on the Plan of Section "D" Woodlawn Manor Incorporated Known as "Regency Park" as of record in Plat Book 3700, page 80, Superceded in Plat Book 3700, pages 111 and 112, Register's Office for said County, to which plan reference is made for a more complete description, together with carport No. 28-A.

Being the same property conveyed to Charles C. Trabue, Jr., and wife, Mary H. Trabue by deed from Enid Lindenberg Carney Daniel of record in Book 5063, page 924, said Register's Office.

This conveyance is made subject to: (1) 1983 Taxes, which have been prorated and assumed by the Buyer(s); (2) Master Deed of record in Book 3815, page 778 amended in Book 4364, page 381 and Book 4767, page 431; (3) Easement of record in Book 4067, page 947; and (4) All matters appearing on the Plan of record in Plat Book 3700, page 80, Superceded in Plat Book 3700, pages 111 and 112, said Register's Office.

H 6.2.6 0 8

IDENTIF. REFERENCE

JUL 25 2 28 PM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 654 Timber Lane, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 20th day of July, 1983

Charles C. Trabue
CHARLES C. TRABUE, JR.

Mary H. Trabue
MARY H. TRABUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6101 PAGE 550

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles C. Trabue, Jr., and wife, Mary H. Trabue

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of July, 1983.

My commission expires 1-20-85 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____ the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____ this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,500.00

Byron T. Galway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July

MY COMMISSION EXPIRES: 1-20-85
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

CHARLES C. TRABUE, JR.,

and wife, MARY H. TRABUE

TO

BYRON T. GALWAY

File Box 38

First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

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FOR_____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		104500.00-	CO	
		271.70	CO TX	
		.50	PRFEE	
		6.00	WDEED	
			CHECK	278.20-
4475A	07/25/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 62608

IDENTIF. REFERENCE

JUL 25 2 20 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 966143