COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July, 19 91

Notary Public

MY COMMISSION EXPIRES: 3/20/92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Settles & Associates, 631 2nd Avenue South, Suite 3F, Nashville, TN 37210

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Robert S. Galbraith	Atlantic Coast Mortgage Company	MAP 145-4
(NAME)	(NAME)	
1015 Overton Lea Road	12700 Fair Lakes Circle, Suite 400	PARCEL 41
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37220	Fairfax, Virginia 22033	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

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, WE, Dr. John H. Coles, III, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert S. Galbraith and wife, Merrill K. Galbraith

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. 5 on the Plan of a part of the Overton Lea Estate, Lealand Manor 5th Addition, Block "A", not of record, described according to a survey made by William A. Pitts, Surveyor, as follows:

BOOK 8393 PAGE 876

Beginning on the southerly margin of Overton Lea Road, at the corner of Lot Nos. 5 and 6; thence with the line between said lots, southwardly 508.8 feet to the northerly margin of Ridgeview Drive (proposed); thence with the northerly margin of said drive, westwardly 203.46 feet to the corner of Lot Nos. 4 and 5; thence with the line between said lots, north 8 degrees 40 minutes West 449.2 feet to the southerly margin of Overton Lea Road; thence with the southerly margin of said road, eastwardly 250 feet to the beginning.

Being the same property conveyed to Dr. John H. Coles, III and wife, Barbara Coles by deed from A. George Deer and wife, Christine P. Deer as of record in Book 3764, page 385, said Register's Office. The said Coles having since divorced, the property is vested in Dr. John H. Coles, III and wife, Barbara Coles, as tenants in common by Final Decree in Book 36C, page 2108, Probate Court Clerk's Office, Davidson County, Tennessee. The said Barbara Coles Quitclaimed her interest in the property to Dr. John H. Coles, III by Quitclaim Deed of record in Book 7260, page 854, said Register's Office.

This property is conveyed subject to the Restrictive Covenants of record in Book 1081, page 643 and Book 1684, page 474 and the Plan of record in Book 974, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Taxes have been prorated day of close.

unimproved ( )
This is improved (X) property, known as 1015 Overton Lea Road (House Number) (Street) (P. O. Address) Nashville, TN 37220 (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 day of July, 19 91

Dr. John H. Coles, III

STATE OF TENNESSEE
County of Davidson

BOOK 8393 PAGE 877

Personally appeared before me, Dr. John H. Coles, III,

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

Witness my hand, at office, this 5th day of July, 19 91

Commission expires 5/20/95

Ann B. Waddell
Notary Public

ANN B. WADDELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Dr. John H. Coles, III

TO

Robert S. Galbraith and wife, Merrill K. Galbraith

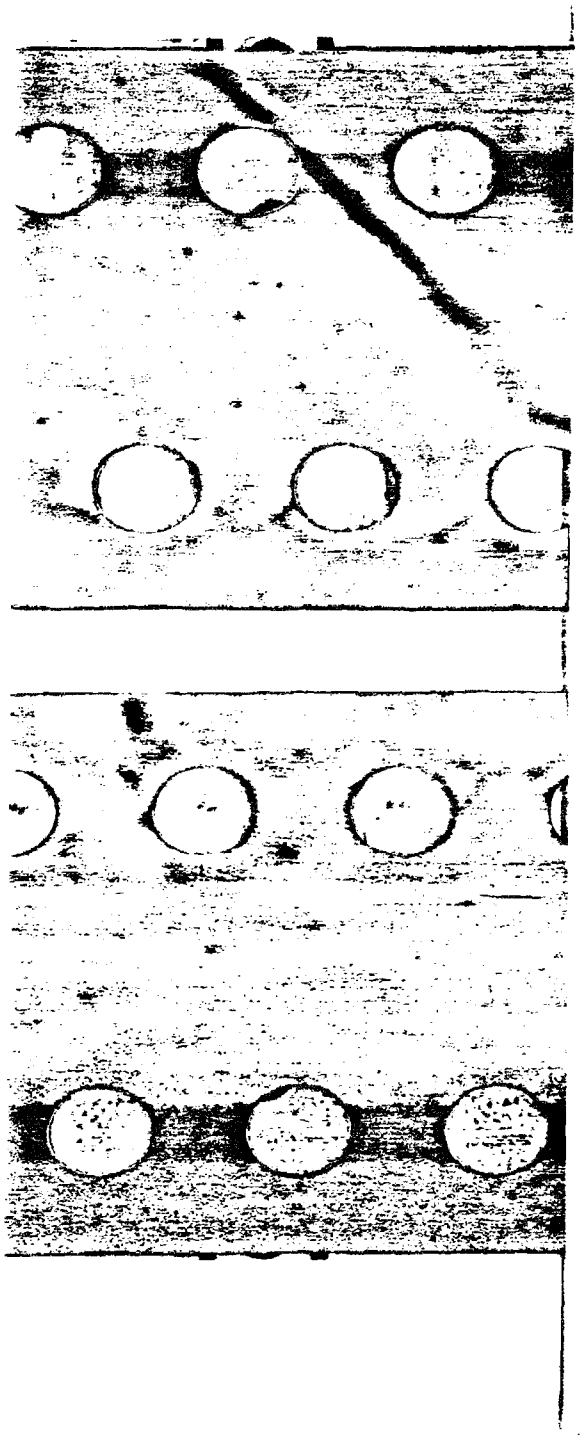
Prepared by: Settles & Associates
631 2nd Avenue South, Suite 3F
Nashville, TN 37210

29386

IDENTIFICATION REFERENCE

JUL 9 1 45 PM '91

0024 07/09 0101 03CHECK 1061.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8393 PAGE 878

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
285000.00
CON TX 1054.50
PRFEE 1.00
WDEED 6.00
TOTAL 1061.50
CHECK 1061.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

[illegible] 01 13:46 0001 0024

29386

IDENTIFICATION REFERENCE

JUL 9 1 45 PM '91

No. 439062