Box 23

File No: 8483-2

BOOK 8430 PAGE 464

Address New Owner:	Send Tax Bills To:	Map/Parcel
Richard W. Allen, etux	Same	Map 44-5
119 CHEYENNE DRIVE		Par 47
HENDERSONVILLE, TN 37075		

WARRANTY DEED

FOR AND IN CONSIDERATION 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, BOBBY GALBRAITH. hereinafter called the Grantor. has bargained and sold and by these presents does transfer and convey unto the said RICHARD W. ALLEN and wife, BONNIE GILBERT ALLEN, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being Lot No. 39 on Plan of Scenic View Subdivsion in the 4th Civil District of Davidson County, Tennessee, according to an unrecorded plan prepared by W. W. Turner Co. Engineers on August 20, 1948, but not of record, said lot is more particularly described as follows; starting with a concrete monument at the west end of the return at the northwest corner of the intersection of Keeton Avenue with a 50 ft. dedication for a street, and running thence in a northwesterly direction along the northerly margin of Keeton Avenue a distance of 458.8 feet to an iron pin in the common corner along lots 39 and 40 and the point of beginning and running thence the following courses and distances;

In a northwesterly direction along the northerly margin of Keeton Avenue 97.0 feet to the common corner between lots 38 and 39; thence in a northeasterly direction along the common line between lots 38 and 39 for a distance of 143.2 feet to an iron pin located in the southerly margin of the H. E. Richardson's property; thence south 46 degrees 31 minutes east along the said Richardson's property 97.0 feet to an iron pin thence in a southwesterly direction along the common line between lots 39 and 40 for a distance of 144.2 feet to an iron pin and the point of beginning.

BEING THE SAME PROPERTY conveyed to Bobby Galbraith by deed from Lois Dean Sullivan of record in Book 8355, page 263, Register's Office for Davidson County Tennessee.

THIS PROPERTY IS CONVEYED subject to restrictions and easement(s) contained in an instrument of record in Book 2861, page 593, said Register's Office; any easements; and to all applicable local government planning, building and zoning regulations.

THIS IS IMPROVED PROPERTY known as 313 Keeton Avenue, Old Hickory, Tennessee. This property and improvements are transferred in "AS IS" condition.

MARY ELEANOR GALBRAITH. wife of Bobby Galbraith, executes this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest in the herein described property that may have accrued to her by virtue of her marriage to Bobby Galbraith, and (ii) waiving, renouncing and quitclaiming to grantee any dower, elective share, marital rights exemption rights or other rights which she may have or which are provided for by law in the premises hereby conveyed.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate title and interest thereto belonging to the said RICHARD W. ALLEN and wife, BONNIE GILBERT ALLEN, their heirs and assigns forever.

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, in fee simple, that he has a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WHENEVER 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 our hands on this 28TH day of August, 1991.

Bobby Galbraith
BOBBY GALBRAITH

Mary Eleanor Galbraith
MARY ELEANOR GALBRAITH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

7842 08/29 0101 03CHECK 134.65

The actual consideration or value, whichever is greater, for this transfer is $34,500.00.

x Richard W. Allen
AFFIANT

Sworn to and subscribed before me this 28TH day of August, 1991.

David Coleman
NOTARY PUBLIC

My commission expires: 5/22/93.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobby Galbraith and wife, Mary Eleanor Galbraith, the bargainors with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28TH day of August, 1991.

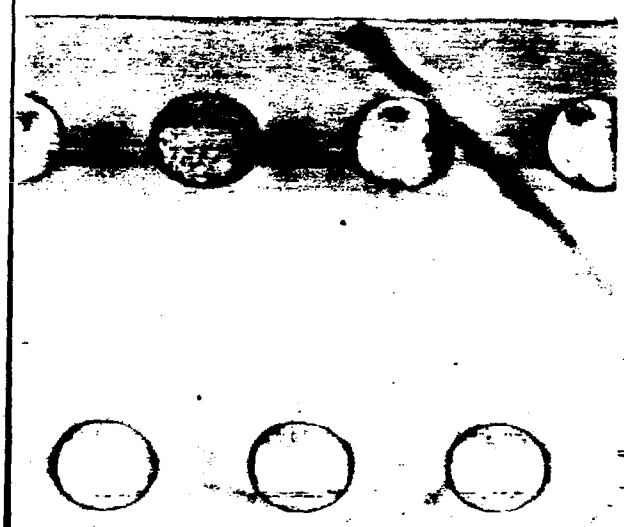
David Coleman
NOTARY PUBLIC

My commission expires: 5/22/93.

Prepared By:
David Coleman, Attorney
9000 E. Church St. B-102
Brentwood, TN 37027

Aug 29 8 02 AM '91

4 7 6 5



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8430 PAGE 466

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

CAMT 34500.00
CON TX 127.65
PRFEE 1.00
WDEED 6.00
TOTAL 134.65
CHECK 134.65

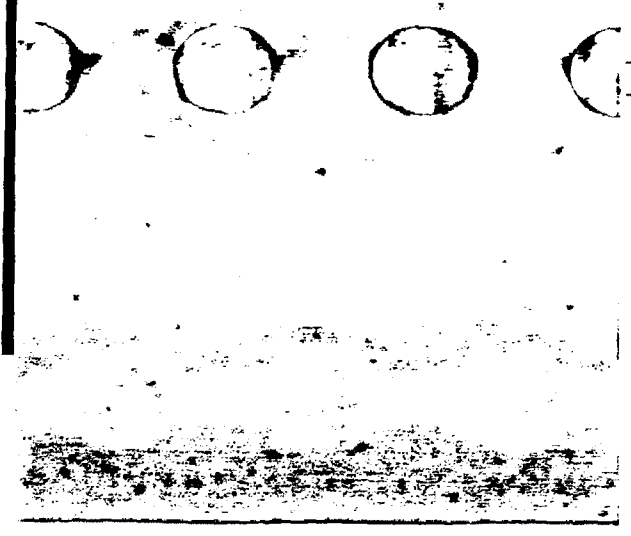
08/29/91 01 08:04 0001 7842

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4275.5

IDENTIFICATION

Aug 29 8 02 AM '91



No. 454323