(ADDRESS NEW OWNER:)	SEND TAX BILL TO:)	MAP-PARCEL NOS.)
(Charles F. Galbreath)	New Owner)	)
(727 Summerly Drive)	)	104-11-A)
(Nashville, TN 37209)	)	)
( )	)	Par. 66)
( )	)	)

(This instrument prepared by: Ashley Oliverio, Attorney, 502 Metro Courthouse, Nashville, Tennessee 37201)

WARRANTY DEED

BOOK PAGE

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I, **Hamilton V. Gayden, Jr.**, married, (the Grantor), have bargained and sold, and by these presents do transfer and convey unto **Charles F. Galbreath**, (the Grantee), Grantee's successors and assigns, a certain condominium apartment in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A condominium apartment in Davidson County, Tennessee, being Unit No. E-2, Parcel No. 66, of The Villager West Condominiums, as of record in Book 5210, page 174, said Register's Office to which reference is hereby made for a more complete and accurate description of said unit.

BEING the same property conveyed to Hamilton V. Gayden, Jr., by deed from James C. Luna and B. W. Thomas, Jr., and Edith L. Thomas, of record in Book 5804, Page 167, Register's Office for Davidson County, Tennessee.

This is property with a common address of 2134 Fairfax Avenue, #E-2, Nashville, Tennessee 37212.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of The Villager West Condominiums, as of record in Book 5452, Page 419, said Register's Office.

66256
IDENTIF. # REFERENCE

94 JUN 30 AM 9:09
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1777 06/30 0101 03CHECK 138.80

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(The actual consideration or value, whichever is greater)
(for this transfer is $34,000.00)
(Affiant)
(Subscribed and sworn before me this 30th day of June, 1994.)
(Notary Public Deputy Register)
(~~My commission Expires~~: _____)

TO HAVE AND TO HOLD the said condominium apartment, with the appurtenances, estate, title and interests thereto belonging to said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of said condominium apartment in fee simple, has a good right to covey it, and the same is unencumbered except as set forth herein.

And Grantor does further covenant and bind himself, his representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, reference to any gender shall include reference to any and all genders and the singular shall include the plural and the plural shall include the singular.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of June, 1994.

BOOK PAGE

Hamilton V. Gayden, Jr.

Charles F. Galbreath

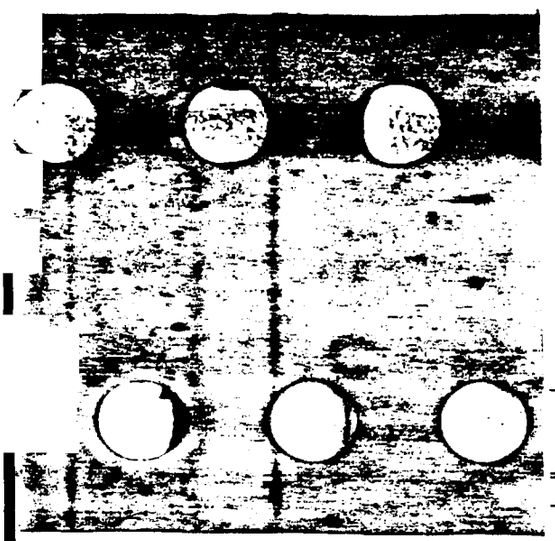
Paulette L. Gayden, wife

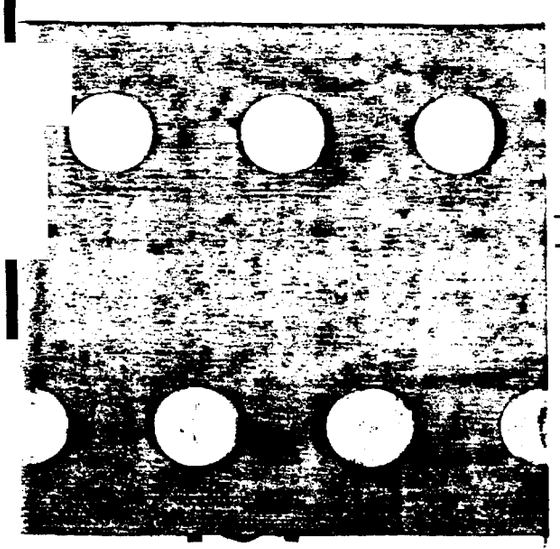
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Hamilton V. Gayden, Jr., Paulette L. Gayden, his wife, and Charles F. Galbreath with whom I am personally acquainted, or who 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 Nashville, Tennessee, this the 30th day of June, 1994.

Betty B Patton
Notary Public
My Commission Expires: 7-8-95





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

RECEIVED OF _____

FOR _____

BOOK 9392 PAGE 777

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 34000.00
CON TX 125.80
PRFEE 1.00
WDEED 12.00
TOTAL 138.80
CHECK 138.80

06/30/94 01 09:10 0001 1777

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66256
IDENTIF. ↑ REFERENCE

94 JUN 30 AM 9:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 808443