BOOK 9812 PG 496

THIS INSTRUMENT PREPARED BY:
MAUREEN H. SMITH, ATTORNEY AT LAW
808 Broadway, First Floor
Nashville, Tennessee 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $76,000.00

Maureen H. Smith
Affiant

Subscribed and sworn to before me this 27th day of September, 1995.

Cynthia T. Nesbitt
Notary Public
My Commission Expires: 1-25-97

0107033
IDENTIF. ↑ REFERENCE

95 OCT -2 PM 12:26
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
John & Elizabeth Galbreath 1124 Batey Drive Nashville, TN 37204	Same	No. 131-5-48

Mail

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is acknowledged, MAUREEN H. SMITH, a single person, hereinafter "GRANTOR", hereby sells and conveys unto JOHN C. GALBREATH and wife, ELIZABETH R. GALBREATH, hereinafter "GRANTEES", their successors and assigns, all of her right, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described as follows:

Being Unit No. 307 on the Plan of Four Seasons Condominiums, of record in Book 5050, Page 30, Register's Office for Davidson County, Tennessee, and as Exhibit "D" to Master Deed of record in Book 6841, Page 349, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Maureen H. Smith by Quitclaim Deed from Othal Smith, Jr. of record in Book 7077, Page 146, said Register's Office.

This conveyance of the property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the property.

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

This is improved property known as 307 Summit Ridge Circle, Nashville, Tennessee 37215.

IN WITNESS WHEREOF I have hereunto set my hand on this 27th day of September, 1995.

Maureen H. Smith
MAUREEN H. SMITH

BOOK 9812PG497

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

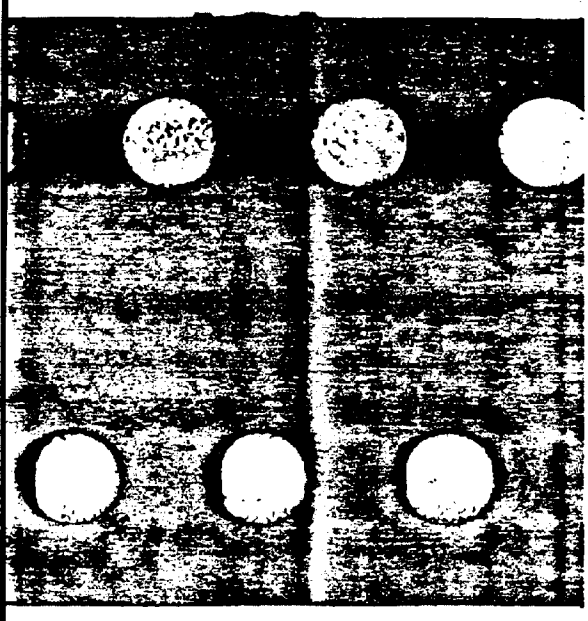
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MAUREEN H. SMITH, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

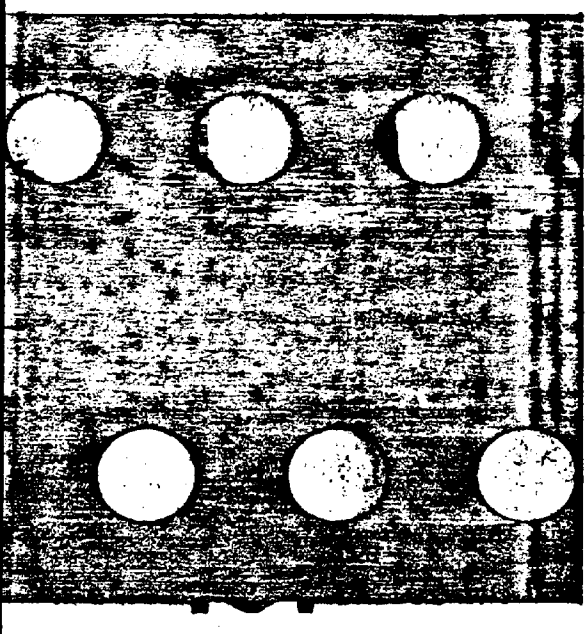
WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of September, 1995.

Cynthia A. McCann
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-25-97

1261 10/02 0101 03CHECK 290.20





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

RECEIVED OF _____

FOR _____

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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 76000.00
CON TX 281.20
PRFEE 1.00
WDEED 8.00
TOTAL 290.20
CHK 290.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/02/95 01 12:27 0001 1261

0107033
IDENTIF. ↑ REFERENCE

95 OCT -2 PM 12:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 960053