BOOK 9937 PG 198

STATE OF TENNESSEE
COUNTY OF Davidson

6062-M

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,900.00

Jommy Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 19 96

Notary Public Mark A. Ellmore, Jr.

MY COMMISSION EXPIRES: 1/20/99

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd P. Love (NAME)	First Trust Mortgage Company (NAME)	83-14-348.
1909 Shelby Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 17257 (STREET ADDRES)	
Nashville, Tennessee 37206 (CITY) (STATE) (P.O. ZIP)	Memphis, Tennessee 38187-0257 (CITY) (STATE) (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, The Estate of Samuel H. Galloway hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Todd P. Love, unmarried 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:

See exhibit A attached hereto and made a part hereof.

0146927
IDENTIF. & REFERENCE

96 FEB -2 PM 2:51
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

*TRD

O.R. Beth Austin Mabry
by Jesse Richard Dyce
attorney in fact

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is improved property known as 1909 Shelby Avenue, Nashville, Tennessee 37206

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 his hand this 29th day of January, 19 96.

Jesse Richard Dyce, Executor
The Estate of Samuel H. Galloway

Jesse Richard Dyce

Barnes Austin Mabry by Jesse Richard Dyce attorney in fact

Mary Evelyn Austin, Joan Austin Atty in fact by Jesse Richard Dyce, Plaintiffs attorneys in fact, by Jesse Richard Dyce attorney in fact

6062-M

BOOK 9937 PG 199

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named The Estate of Samuel H. Galloway as Executor Jesse Richard Dyce the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 29th day of January, 19 96.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 29th day of January, 1996, before me the undersigned Notary public, personally appeared Jesse Richard Dyce, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Jean Austin Planutis, Beth Austin Mabry, Frances Austin Small and Mary Evelyn Austin, and acknowledged that he executed the same as the free act and deed of his principals for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

My Commission Expires:
1-20-99

Notary Public

File No.: 6062-M

BOOK 9937PG200

ATTACHMENT

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 392 on the Plan of Edgefield Land Company's Third Subdivision, as of record in Book 57, page 152, Register's Office for said County.

Said Lot No. 392 fronts 50 feet on the northerly side of Shelby Avenue and runs back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to S. H. Galloway and wife, Agnes Davis Galloway by deed from Fred Hauff and wife, Ruth B. Hauff, filed of record in Book 1428, page 321, Register's Office for Davidson County, Tennessee.

The said S. H. Galloway and wife, Agnes Davis Galloway both having since deceased.

S. H. Galloway and Samuel H. Galloway being one and the same person.

The Estate of Samuel H. Galloway of record in Docket No. 96P-152, Register's Office for Davidson County, Tennessee.

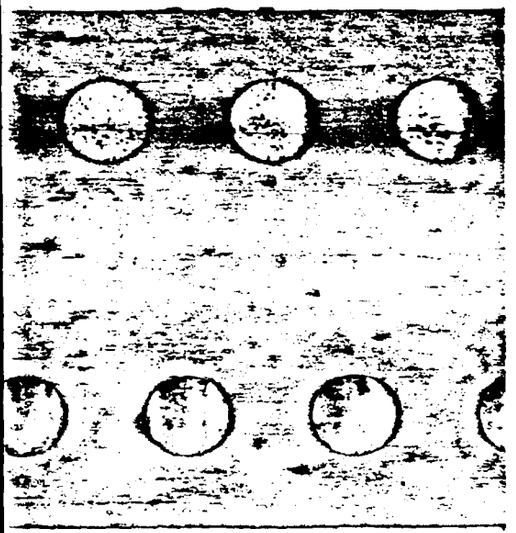
The Heirs of Samuel H. Galloway named as follows under said Will are Frances Small, Mary Austin, Kenneth Austin, Imogene (Jean) Austin, Beth Mabry, Jesse Richard Dyce and Mary Duncan.

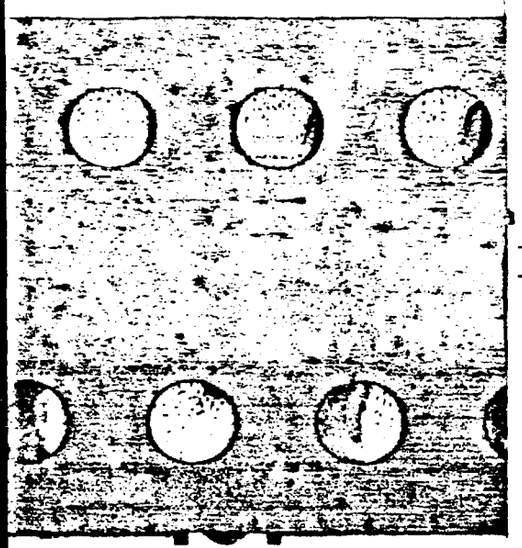
Mary Duncan was removed as beneficiary of Samuel H. Galloway's estate in Codicil No. 1 of the Will.

Kenneth Austin having not survived the decedent by more than 30 days prior to the death of decedent under the terms of said Will.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

4313 02/02 0101 03CHECK 193.93





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9937 PG 201

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 48900.00
CON TX 180.93
PRFEE 1.00
WDEED 12.00
TOTAL 193.93
CHECK 193.93

02/02/96 01 14:52 0001 4313

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0146927
IDENTIF. ← REFERENCE

96 FEB -2 PM 2:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1002546