File Box 9B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

book 10082 pc 723

No. 13856

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOEL T. GALANTER	new owners	116-14
(NAME)	(NAME)	
215 Paddock Lane		55
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		BM 7398
(CITY) (STATE) (P. O. ZIP)	(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, DONNA KAY HARRIS PIROUZ AND JAMES MICHAEL HARRIS AND SARA ELIZABETH HARRIS, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF KATHRYN E. HARRIS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOEL T. GALANTER AND WIFE, STEPHANIE T. GALANTER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lots Nos. 15 and 16 on the Plan of Bellemeade Subdivision, as of record in Plat Book 1130, page 3, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James Donald Harris and wife, Kathryn E. Harris by deed from E & M Homes, Inc., a Tennessee corporation of record in Book 1632, page 97, said Register's Office. Kathryn E. Harris having since died, being predeceased by James Donald Harris. Title being vested in Donna Kay Harris Pirouz, James Michael Harris and Sara Elizabeth Harris, Devisees under the Last Will and Testament of Kathryn E. Harris.

This conveyance is made subject to : (1) Taxes for the year 1996, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 1066, page 618; and (3) All matters appearing on the plan of record in Plat Book 1130, page 3, Register's Office for Davidson County, Tennessee.

019471
IDENTIF. ↑ REFERENCE

96 JUN 11 AM 10:34
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2108 06/11 0101 03CHECK 527.00

This is unimproved ( ) improved (X) property, known as 215 Paddock Lane, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of May, 19 96

Donna Kay Harris Pirouz
DONNA KAY HARRIS PIROUZ

James Michael Harris
JAMES MICHAEL HARRIS

Sara Elizabeth Harris
SARA ELIZABETH HARRIS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA KAY HARRIS PIROUZ AND JAMES MICHAEL HARRIS AND SARA ELIZABETH HARRIS

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

Witness my hand at office, this 31st day of May 19 96.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

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

My commission expires _____ Notary Public _____

BOOK 10082 PG 724

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 96

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

DONNA KAY HARRIS PIROUZ AND JAMES MICHAEL HARRIS AND SARA ELIZABETH HARRIS

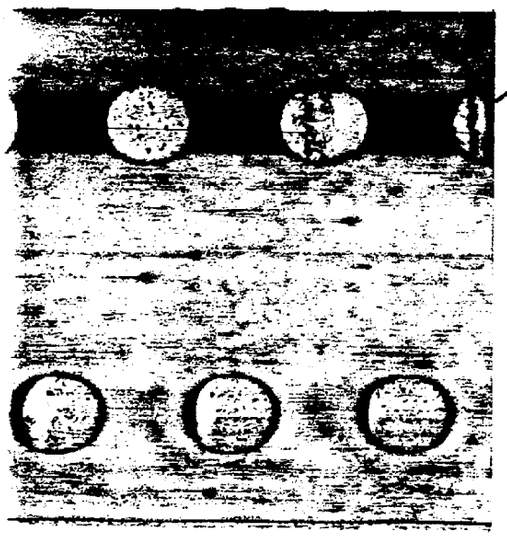
TO

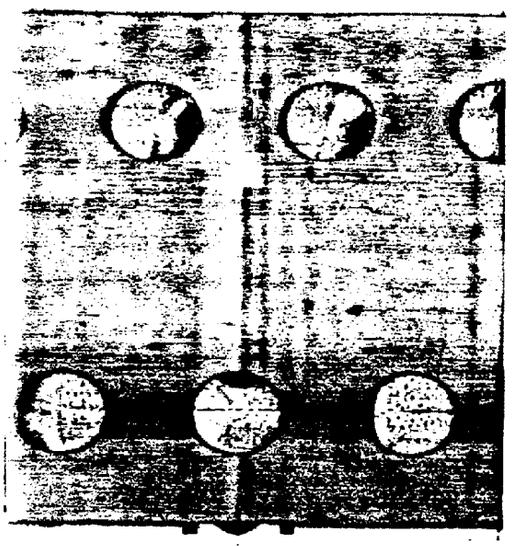
JOEL T. GALANTER AND WIFE, STEPHANIE T. GALANTER

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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





RECEIVED OF _____

FOR _____

BOOK 10082 PG 725

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 140000.00
CON TX 518.00
PRFEE 1.00
WDEED 8.00
TOTAL 527.00
CHECK 527.00

06/11/96 01 10:37 0001 2108

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0191471
IDENTIF. ↑ REFERENCE

96 JUN 11 AM 10:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1049946