This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

BOOK 10097 PG 334

ADDRESS NEW OWNER:
Michael R. Galbreth
426 Huntington Ridge Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
CTX Mortgage Company
P. O. Box 19000
Dallas, TX 75219-1900

MAP AND PARCEL:
MAP
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Richter Dial Builders, Inc., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael R. Galbreth, unmarried, hereinafter called the Grantee, their 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, TN being Lot No. 74 on the plan of Huntington Ridge Townhouse, of record in Plat Book 4675, page 9, Register's Office, Davidson County,TN.

Being the same property conveyed to Richter Dial Builders, Inc., by deed from William Lamar Newport, Trustee, of record in Book 9282, page 350, Register's Office, Davidson County, TN.

This is improved property known as 426 Huntington Ridge Drive, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michael R. Galbreth, unmarried, his heirs and assigns, forever; and Richter Dial Builders, Inc., does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this the day of June, 1996. 10097 PG 335

Richter/Dial Builders, Inc.
By: R. Douglas Richter, Secretary

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared R. Douglas Richter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary (or other officer authorized to execute the instrument) of Richter/Dial Builders, Inc., the within named bargainor, a corporation, and that he as such Secretary, executed the within Warranty Deed for the purposes stated therein by signing the name of the corporation by himself as such .

Witness my hand and official seal at Franklin, Tennessee, this the 17 day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 9-28-97

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 119,500.00.

AFFIANT

Subscribed and sworn to before me this 17 day of June, 1996.

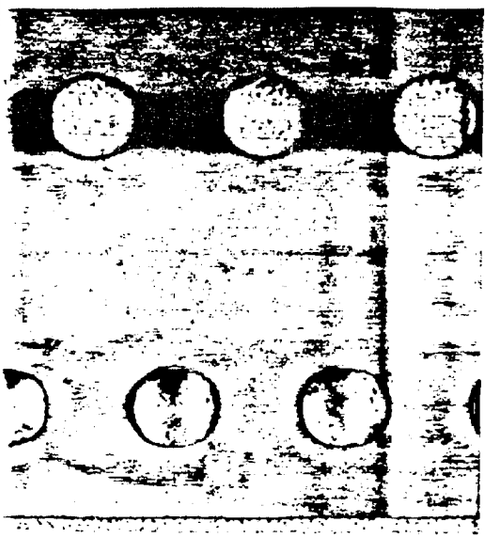
NOTARY PUBLIC

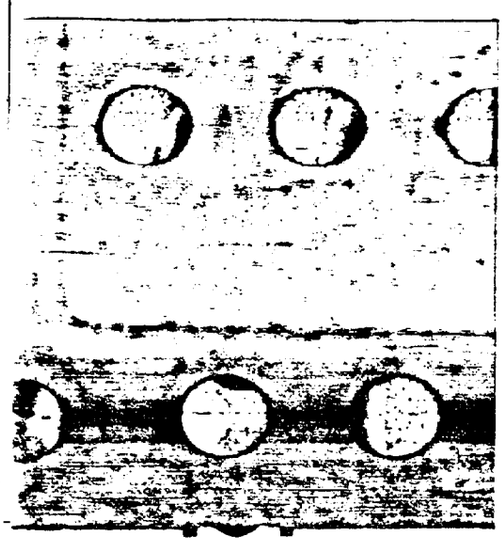
My Commission Expires:

7348 06/25 0101 03CHECK 451.15

0196286
IDENTIFICATION REFERENCE

96 JUN 25 AM 11:20
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10097 PG 336

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MD	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 119500.00

CON TX 442.15

PRFEE 1.00

WDEED 8.00

TOTAL 451.15

CHECK 451.15

06/25/96 01 11:23 0001 7348

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0196286 IDENTIF. ↑ REFERENCE

96 JUN 25 AM 11:20

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1055117