BOOK 10344 PG 306

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

James L. Hodge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 19 97.

William T. Berry
Notary Public

MY COMMISSION EXPIRES 5-28-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM T. BERRY, Attorney at Law-109 Shacklett Lane, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
James L. Hodge, et ux & Harold S. Kearns, Jr. et ux	SAME	MAP 118-8
(NAME)	(NAME)	
2409 Cruzen Street		Parcel 117
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211		FB 6DA-24785
(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, WE, ROBERT D. GALLOWAY and wife, PHYLLIS E. GALLOWAY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES L. HODGE and wife, KAREN S. HODGE (tenants by the entirety as to ½ undivided interest) and HAROLD S. KEARNS, JR. and wife, PEGGY JEAN KEARNS (tenants by the entirety as to a ½ undivided interest).

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

Land in Davidson County, Tennessee, being Lot No. 198 on the Plan of Grandview Heights, of record in Book 161, pages 14 and 15, Register's Office for said County.

Said Lot No. 198 fronts 50 feet on the westerly margin of Cruzen Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Robert D. Galloway and wife, Phyllis E. Galloway by deed from Keith L. Speer and wife, Sabrina L. Speer of record in Book 7604, page 520, Register's Office for Davidson County, Tennessee.

97 FEB -7 PM 2:14
REGISTER
DAVIDSON COUNTY, TN

PICK-UP

02711355
IDENTIFICATION REFERENCE

THIS DOCUMENT WAS RECEIVED

unimproved ( )
This is improved (X) property, known as 2409 CRUZEN STREET NASHVILLE, TENNESSEE 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 ti, 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 our hands this 31st day of JANUARY, 19 97

Robert D. Galloway
ROBERT D. GALLOWAY

Phyllis E. Galloway
PHYLLIS E. GALLOWAY

STATE OF TENNESSEE
Davidson County

BOOK 10344 PG 307

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named ROBERT D. GALLOWAY and PHYLLIS E. GALLOWAY

the bargainor _____, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 31st day of JANUARY, 1997.

Commission expires 5-28-2000

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon (this oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

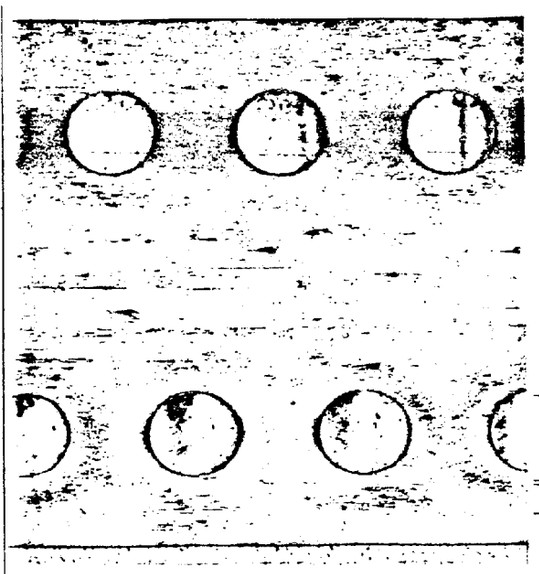
Notary Public

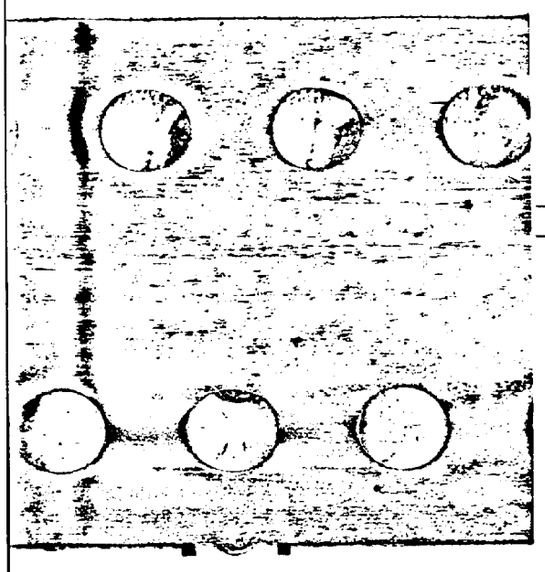
WARRANTY DEED

FROM

TO

4469 02/07 0101 03CHECK 208.80





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10344 PG 308

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	54000.00
			CON TX	199.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	208.80
			CHECK	208.80
02/07/97	01		14:21 0001	4499

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0271355
IDENTIF. & REFERENCE

97 FEB -7 PM 2:14
REGISTER
DAVIDSON COUNTY, TN.

No. 1114990