BOOK 10619 PG 164 BOX 1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September 19 97

Notary Public

MY COMMISSION EXPIRES: April 22, 2001
(AFFIX SEAL)

LARRY L. WESTBROOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer M. Galvin (NAME)	FT Mortgage Companies d/b/a (NAME)	104-5 #248
3603 Westbrook Avenue (ADDRESS)	P.O. Box 146 (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	

FOR AND 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, H. Lynn Greer, III, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer M. Galvin, 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:

Land in Davidson County, Tennessee, being part of Lot Nos. 325, 326 and 327 on the Map of Richland Realty Co's First Addition to Subdivision "B", of record in Book 332 at page 174, Register's Office for said County.

Said parts of Lots 325, 326 and 327 are described as follows: Beginning at a point on the southerly margin of Westbrook Avenue, at the easterly margin of a 15-foot alley; thence in a southerly direction, with the margin of said alley, 150 feet to a point which is 4.3 feet north of the soutehrly margin of Lot No. 325; thence in an easterly direction and parallel with the line between Lots 325 and 324, a distance of 50 feet to a point; thence in a northerly direction and parallel with said alley, 150 feet, more or less, to the southerly margin of Westbrook Avenue, thence in a westerly direction along the margin of the said Avenue, 50 feet to the beginning.

Being the same property conveyed to H. Lynn Greer, III by deed from Michael A. Flowers and wife, Nancy Rusek Flowers of record in Book 7566, page 656, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 3603 Westbrook Avenue, Nashville, TN 37205
(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 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 my hand this 15th day of September 19 97

H. Lynn Greer, III

BOOK 10619 PG 165

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 H. Lynn Greer, III, unmarried

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 15th day of September, 19 97.

Commission expires April 22, 2001

Notary Public

LARRY E. WESTBROOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

97 SEP 23 PM 3:40
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

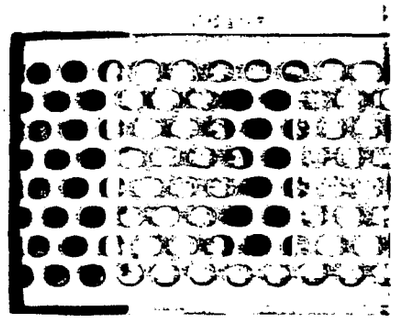
03516666

Warranty Deed from H. Lynn Greer, III, to Jennifer M. Galvin.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

1889 09/23 0101 03CHECK

545-50



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

RECEIVED OF _____

FOR _____

BOOK 10619 PG 166

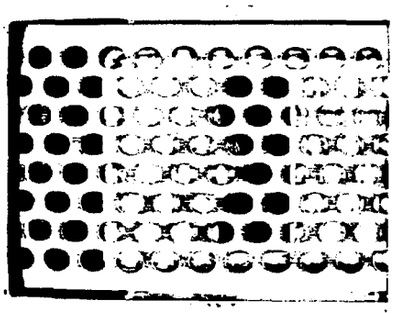
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
145000.00
CON TX 536.50
PRFEE 1.00
MDEED 8.00
TOTAL 545.50
CHECK 545.50

09/23/97 01 15:40 0001 1989

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0351666
IDENTIF. ↑ REFERENCE

97 SEP 23 PM 3:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1201385