BOOK 10802 PG 756 39-B

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $275,000.00 Mark A. Galles **AFFIANT** Subscribed and sworn to before me, this 19th of February, 1998. Notary Public My Commission Expires: 5/23/98

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Mark Anthony Galles 4405 Harding Place Nashville, TN 37205	SAME	130-07-026 BM 08430

98 FEB 20 PM 1:59

04 03006

MAP/PARCEL REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROL C. FOX** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MARK ANTHONY GALLES** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Bransford Realty Company's Subdivision of Lots Nos. 57, 58, 60, 61, 63 and 65, in the New Golf Club Subdivision of record in Book 421, page 149, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carol C. Fox by deed from John Scott Milton and wife, Christy Grimes Milton of record in Book 10103, page 767, Register's Office for Davidson County, Tennessee.

The legal description herein is the same as in the previous instrument of record. No new legal description was prepared for this transfer.

This property is conveyed subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree

to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 421, page 149, Register's Office for said County.

This is improved property known as 4405 Harding Place, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and she covenants with the said Grantee that she 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 further covenants and binds herself, her heirs and assigns, 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 person 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 19th day of February, 1998.

Carol C. Fox

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

*unmarried

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CAROL C. FOX**,* with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of February, 1998.

Notary Public

My Commission Expires: 5/23/98

5888 02/20 0101 03CHECK 1026.50

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

RECEIVED OF _____

FOR _____

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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	
	175000.00
CON TX	1017.50
PRFEE	1.00
WDEED	8.00
TOTAL	1026.50
CHECK	1026.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0403006
IDENTIFICATION REFERENCE

98 FEB 20 PM 2:00

DAVIDSON COUNTY, TN

No. 1256381