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

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 10832 PG 646

#15339

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BRENDA J. TUNE	NEW OWNER	116-11-A
(NAME)	(NAME)	
426 Huntington Ridge Drive		74
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211		6DU76296
(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, MICHAEL R. GALBRETH, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRENDA J. TUNE, married

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 Unit No. 74 on the Plan of Huntington Ridge Townhouses, as of record in Plat Book 4675, page 9, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael R. Galbreth, unmarried by deed from Richter Dia Builders, Inc. of record in Book 10097, page 334, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1998 which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 4729, page 687, amended in Book 4889, page 905 and Book 5394, page 243; (3) By-Laws of record in Book 7423, page 762; (3) Charter of record in Book 4729, page 682, amended in Book 4890, page 84; (4) Agreement of record in Book 9775, page 308, and Book 9732, page 551; and (5) All matters appearing on the plan of record in Plat Book 4675, page 9, Register's Office for Davidson County, Tennessee.

98 MAR 11 AM 9:56

IDENTIFICATION REFERENCE 04110660

unimproved ( )
This is improved (XX property, known as 426 Huntington Ridge Drive, Nashville, Tennessee 37211

3995 03/11 0101 03CHECK 431.05

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 3rd day of March, 19 98

Michael R. Galbreth by Brenda Jackson Attorney-In-Fact

MICHAEL R. GALBRETH
BY: BRENDA JACKSON, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 10832 PG 647

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL R. GALBRETH

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

Witness my hand at office, this 3rd day of March, 19 98.

My commission expires _____ 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 _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA JACKSON, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said MICHAEL R. GALBRETH and is authorized by the said MICHAEL R. GALBRETH to execute this instrument on his behalf.

Witness my hand, at Office, this 3rd day of March, 1998.

NOTARY PUBLIC

My Commission Expires: 9/18/99

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,070.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March, 19 98

MY COMMISSION EXPIRES: 9/18/99 (AFFIX SEAL)

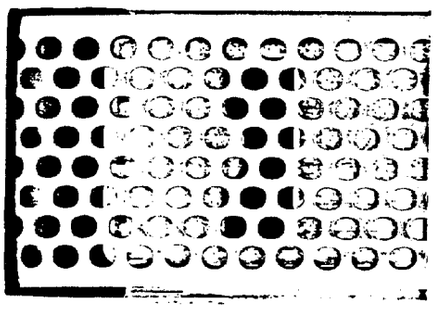
Notary Public

WARRANTY DEED

FROM MICHAEL R. GALBRETH

TO BRENDA J. TUNE

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 10832 PG 648

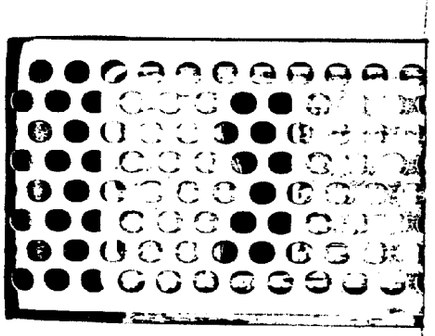
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
114070.00
CON TX 422.05
PRFEE 1.00
~~WDEED 8.00~~
~~TOTAL 431.05~~
CHECK 431.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/11/98 01 09:54 0001 3995



04 10660
IDENTIF. & REFERENCE

98 MAR 11 AM 9:56

REGISTER
DAVIDSON COUNTY, TN

No. 1264388