Bk 29

BOOK 11038 PAGE 64

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL E. GALVIN and wife, LYNN A. GALVIN**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto MONTY E. COOK and TERRI L. SMITH hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to-wit:

BEING Lot No. 67 on the Plan of SUNSET VIEW, SECTION I, Revised, of record in Plat Book 2663, page 27, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Michael E. Galvin and wife, Lynn A. Galvin by deed from Joseph D. Fagan and wife, Sonya C. Fagan, of record in Book 9685, page 990, said Register's Office.

THIS property is conveyed subject to all applicable local government planning, building and zoning regulations; Restrictive covenants filed in Book 2492, page 307; Sewer easement filed in Book 6686, page 351; and all matters as shown on the recorded plat.

This is improved property known as: ~~3404~~ 2303 **Cabin Hill Road, Nashville, TN 37214**

TO HAVE AND TO HOLD the same 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 and 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 1st day of July, 1998

Michael E. Galvin

Lynn A. Galvin

0467636
IDENTIF. & REFERENCE

98 JUL 28 PM 1:11
FELIX ZANDER REGISTER
DAVIDSON COUNTY, TN

STATE OF Mississippi

COUNTY OF Hinds

On this 1st day of July, 1998, before me personally appeared Michael E. Galvin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES JAN. 30, 1999
BONDED THRU STEGALL NOTARY SERVICE

Beth Weaver-Lee
NOTARY PUBLIC

My Commission Expires:
Jan. 30, 1998

STATE OF Mississippi

COUNTY OF Hinds

On this 1st day of July, 1998, before me personally appeared Lynn A. Galvin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES JAN. 30, 1999
BONDED THRU STEGALL NOTARY SERVICE

Beth Weaver-Lee
NOTARY PUBLIC

My Commission Expires:
Jan. 30, 1998

* * * *

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 126900.00	
			CON TX 469.53	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 480.53	
			CHECK 480.53	
07/28/98	01	13:12 0001	9114	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0467636
IDENTIF. & REFERENCE
98 JUL 28 PM 1:11
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1324742