Instr:200006050055607 Page: 1 OF 2
REC'D FOR REC 06/05/2000 1:28:26PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $543.90

THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17286

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $147,000.00

Affiant

Subscribed and sworn to before me this 2nd day of June, 2000.

Notary Public

My Commission Expires: 11/29/03

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MIGUEL A. GALO	GOLD BANC MORTGAGE, INC. d/b	172-12-A
705 Bradford Hills Cove	9221 Ward Parkway, Ste. 300	36.00 CO
Nashville, Tennessee 37211	Kansas City, MO 64114	6D77577

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DAVID A. GALLAGHER AND WIFE, JANE A. GALLAGHER, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MIGUEL A. GALO AND WIFE, YOLANDA J. GALO, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 705 Bradford Hills Cove, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of June, 2000.

DAVID A. GALLAGHER

JANE A. GALLAGHER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID A. GALLAGHER AND JANE A. GALLAGHER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2000.

My Commission Expires: 11/29/03

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Section One Bradford Hills, as of record in Plat Book 7900, pages 110 thru 112, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to David A. Gallgher and wife, Jane A. Gallagher by deed from Kerry N. Hanrahan and husband, Peter J. Hanrahan of record in Book 9778, page 766, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grante; (2) Restrictions of record in Book 8069, page 170; Book 8071, page 531; (3) Dedication of record in Book 8154, page 304; (4) Charter of record in Book 8071, page 520; (5) Agreement of record in Book 8292, page 753; and (4) All matters appearing on the Plan of record in Plat Book 7900, pages 110 thru 112, said Register's Office.