Instr:200006290064807 Page: 1 OF 2
REC'D FOR REC 06/29/2000 2:06:27PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $632.70

26B

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.] 26B
Michael R. Galbreth	SunTrust Bank	
178 Second Avenue N.	P.O. Box 79041	MAP:118-09-0
Nashville, TN. 37219	Baltimore, MD 21279-0041	
		PARCEL:025.00

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 00-04-10031]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, **Martin Alexander Aucoin and wife, Barbara Christine Gordon,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Michael R. Galbreth, unmarried,** (The "Grantee") his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being part of Lot No. 14 on the plan of Subdivision of Noelton, not of record and described according to a survey by John Kohl, Surveyor, April 2, 1966, as follows:

Beginning at a point in the southerly margin of Clifton Lane, formerly 4th Street, 310 feet from the southwest intersection of 10th Avenue South and Clifton Lane; thence southwardly 200 feet to a point; thence westwardly 66 feet to a point; thence northwardly 200 feet to a point in the southerly margin of Clifton Lane; thence eastwardly with said margin 66 feet to the point of beginning.

Being the same property conveyed to Martin Alexander Aucoin and wife, Barbara Christine Gordon, by Deed from William Warren, III and wife, Alice Warren, of record in Book 8878, page 177, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Any Restrictions and Covenants of record.**

This is improved property known as **1009 Clifton Lane, Nashville, Tennessee 37204.**

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON]
[ ]
[The actual consideration or value, whichever is greater for this]
[transfer is $171,000.00.]
[ ]
[Affiant]
[Subscribed and sworn to before me this
[26th day of June, 2000.
[
[Notary Public]
[My Commission Expires: 11/29/03

AMY D. JOINES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
November 29, 2003

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26th day of June, 2000.

Martin Alexander Aucoin

Barbara Christine Gordon

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 26th day of June, 2000, before me personally appeared **Martin Alexander Aucoin and wife, Barbara Christine Gordon**, to me known to be the persons who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of June, 2000.

NOTARY PUBLIC

GARY D. JOINES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/29/03

My Commission Expires
November 29, 2003