RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
NASHVILLE TN 37214
#16263

Instr:200009010086851 Page: 1 OF 2
REC'D FOR REC 09/01/2000 1:08:16PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $529.10

STATE OF TENNESSEE
COUNTY OF **DAVIDSON** The actual consideration or value whichever is greater, for this transfer is $**143,000.00**

Affiant

Subscribed and sworn to before me, this **24TH** day of **AUGUST**, 2000.

My commission expires My Commission Expires November 24, 2001
11-24-2001

Notary Public

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	**Prepared By:** Robbie L. McLean, 5342 Western Ave., Knoxville, TN 37921
300 HAMPSTEAD NORTH ANTIOCH, TN 37013	**Return To:** TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 149/1/13/21.006

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

MONICA J. WILLIAMS, A SINGLE PERSON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

RICARDO GALAN AND WIFE, VALERIE GALAN

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

BEING LOT NO. 316 ON THE PLAN OFF PHASE III, PICCADILLY SQUARE, AS OF RECORD IN PLAT BOOK 6250, PAGE 892, 893 & 894, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO MONICA J. WILLIAMS, UNMARRIED, BY WARRANTY DEED FROM PHILLIP J. HARRIS AND WIFE, ANITA Y. HARRIS, DATED DECEMBER 16, 1997, AND RECORDED JANUARY 7, 1998 IN BOOK 10750, PAGE 709, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 300 HAMPSTEAD NORTH, ANTIOCH, TN 37013

This conveyance is made subject to:

1. 20**00** taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book ____, page ____, Register's Office for said County.

TO HAVE AND TO HOLD the said 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, 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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this **24TH** day of **AUGUST**, 2000.

_____ X Monica J. Williams

_____ _____

State of Tennessee
County of Davidson

On this **24TH** day of **AUGUST**, 2000, before me personally appeared **MONICA J. WILLIAMS, a single person** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be **HER** free act and deed.

Witness my hand and official seal,
My Commission expires:

1-26-2002

Jenny Stich
Notary Public

JENNY STICHT NOTARY PUBLIC AT LARGE DAVIDSON TENN

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.