PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 12/11/01 14:32 2pgs
Fees:13.00 Taxes:721.50
20011211-0136721

W & I Ref:(ST) Title No: 43003
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sherian M. Anderson Kathy G. Fuller 7736 Indian Springs Road Nashville, Tennessee 37221	Suntrust Bank 201 Fourth Avenue North Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 128-09-040

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$195,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert L. Galloway Jr. and spouse, Karen E. Campbell**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sherian M. Anderson and Kathy G. Fuller, as joint tenants with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Beginning at a point in the southerly margin of Indian Springs Drive, said point being the northeasterly corner of the property herein described and the northwesterly corner of Lot No. 39, thence south 15 degrees 05 minutes 00 seconds west 105.00 feet to an iron pin; thence south 6 degrees 53 minutes 00 seconds east 139.00 feet to an ion pin, said pin being located at the southwesterly corner of Lot No. 39; thence, with the westerly line of Lot No. 40, south 35 degrees 13 minutes 24 seconds west 163.98 feet to an iron pin, said pin being the southwesterly corner of Lot 40; thence, in a westerly direction a distance of 14.00 feet to an old iron pin; thence, north 6 degrees 11 minutes 47 seconds east 73.72 feet to an old corner stone; thence, north 23 degrees 20 minutes 6 seconds west (erroneously referred to as being north 23 degrees 20 minutes 6 seconds east on said plat) 257.24 feet to a nail in an asphalt drive, said nail also being located in the southerly margin of Indian Springs Drive; thence with the southerly margin of Indian Springs Drive along a curve with a radius of 385.96 feet, a distance of 147.86 feet to an iron pin; thence, continuing with the southerly margin of Indian Springs Drive, north 66 degrees 21 minutes 56 seconds east 76.00 feet to the point of beginning.

Being the same property conveyed to Karen E. Campbell and Robert L. Galloway, her husband by deed from Morris Eshaghpour Contracting Corporation of record in Book 6460, Page 194, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6200 Page 116, said Register's Office, which Plan shows a 40 foot minimum building setback line from Indian Springs Drive; And a 2.5 x 25 foot utility anchor easement located on the northerly line, near the northeasterly corner of said lot; And an easement of varying width for public utility and drainage purposes along the broken westerly line. And a 10 x 134 foot dedicated easement for sewage absorption system along a portion of the southeasterly line of said lot, as set forth in Note 4 on said plan. Areas labeled 1 & 2 for sewage soil absorption systems along the southeasterly line and an existing asphalt drive across the northwesterly corner of said lot; Instrument to Correct Boundary Lines of record in Book 6460, Page 188, said Register's Office..

This is improved property, known as: 7736 Indian Springs Drive, Nashville, Tennessee 37221

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this.

Robert L. Galloway Jr.

Karen E. Campbell

State of TENNESSEE
County of DAVIDSON

On this 4th day of December, 2001 , before me the undersigned authority, personally appeared Robert L. Galloway Jr. Karen E. Campbell , 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 the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

Sworn and subscribed before me this the 7th day of December, 2001

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary Public