Davidson County DEEDWARR
Recvd: 04/30/02 09:36 2pgs
Fees:13.00 Taxes:332.63
20020430-0052586

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40821**

WARRANTY DEED

RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 89,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **26TH DAY OF APRIL, 2002.**

Notary Public

MY COMMISSION EXPIRES:

KATHY SNIDER NOTARY Exp. 07/27/2002 PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
ROBERT F. FARABAUGH **1416 Sumner Avenue** **Nashville, Tennessee 37206**	Fifth Third Mortgage Company 250 W. Main Street Lexington, KY 40507	**83-5-341**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **WE, MICHAEL GALLAGHER and wife, BENTE GALLAGHER**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT F. FARABAUGH** , a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING the westerly 45.0 feet of Lot No. 36 on the Map of the Subdivision of part of the Weakley Home place as of record in Book 421, page 36, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 36 fronts 45.0 feet on the southerly side of Sumner Avenue and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Michael Gallagher and wife, Bente Gallagher by deed from Daniel James McNicoll, unmarried, of record in Instrument Number 20000306-0021894, Register's Office for Davidson County, Tennessee.

This is improved property known as 1416 Sumner Avenue, Nashville, Tennessee 37206

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 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 26th day of April, 2002.

MICHAEL GALLAGHER

BENTE GALLAGHER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MICHAEL GALLAGHER and wife, BENTE GALLAGHER, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 26th day of April, 2002.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

