39-B

Davidson County DEEDWARR
Recvd: 10/11/02 14:40 3pgs
Fees:18.00 Taxes:1039.70

20021011-0125385

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $281,000.00. X David B. Northcutt **Affiant** Subscribed and sworn to before me, this 9th day of October, 2002. Notary Public My Commission Expires: 7-30-05

Address New Owner As Follows:
D. Brian Northcutt and wife,
Nicole Northcutt
901 Oak Valley Lane
Nashville, TN 37220

Send Tax Bills To:
SAME

Map-Parcel Number:
146-01-0-100.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **COLLIN C. GALLETLY, III, AND WIFE, VIVIAN GALLETLY,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **D. BRIAN NORTHCUTT AND WIFE, NICOLE NORTHCUTT**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Oak Valley, of record in Book 1835, pages 15 and 16, Register's Office for said County.

Said Lot No. 13 fronts 190 feet on the southerly margin of Oak Valley Lane and extends back between parallel lines 235 feet to a dead line in the rear.

Being the same property conveyed to Collin C. Galletly, III, by deed from James C. Anderson and wife, Kerstin Anderson, of record as Instrument No. 20010327-0029537, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. A 20 foot permanent easement and a 10 foot temporary construction easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6983, page 679, Register's Office for said County.

3. Matters shown on the Plan of record in Book 1835, pages 15 and 16, Register's Office for said County.

This is improved property known as 901 Oak Valley Lane, Nashville, TN 37220.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 9th day of October, 2002.

Collin C. Galletly, III

Vivian Galletly

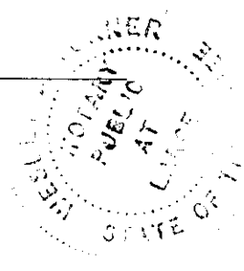
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **COLLIN C. GALLETLY, III**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of October, 2002.

Notary Public

My Commission Expires: 3/29/03



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VIVIAN GALLETLY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of October, 2002.

Notary Public

My Commission Expires: 3/29/03