Box 44

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Davidson County DEEDWARR Recvd: 04/29/03 16:20 3pgs Fees:18.00 Taxes:246.79 20030429-0057436	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $66,700.00. Wayne Richard **Affiant** Subscribed and sworn to before me, this 28th day of April, 2003. Notary Public My Commission Expires: 1/27/07

Address New Owner As Follows:
Wayne Richard and
Mary Jo Richard
1004 McMahan Avenue
Nashville, TN 37216

Send Tax Bills To:
~~Same as~~ New Owner
4624 Setter Court
Nashville, TN 37207

Map-Parcel Number
61-11-89

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, **BARBARA SUE GALBREATH, SUSAN GALBREATH SIMPSON AND MICHELLE GALBREATH GAW**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **WAYNE RICHARD AND WIFE, MARY JO RICHARD**, 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. 11 and the east one-half of Lot 12 on the Map of a Re-Subdivision of Lot Nos. 11 to 17 inclusive in I. C. MaMahon's Maplewood Tract, of record in Book 547, page 144, Register's Office for said County.

Said Lot No. 11 and part of Lot No. 12 adjoin and front together 75 feet on the south side of McMahan Avenue and run back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Charles R. Galbreath and wife, Hannah N. Galbreath by deed from William D. Usher and wife, Frances F. Usher, of record in Book 1261, page 383, Register's Office for Davidson County, Tennessee; the said Hannah N. Galbreath having predeceased the said Charles R. Galbreath and the said Charles R. Galbreath having since died and by his Will of record as Image No. 5080-1025461, Probate Court Clerk's Office, Davidson County, Tennessee, devised the subject property to Sue Bedford Galbreath, Susan Galbreath Simpson and Michelle Galbreath Gaw. Sue Bedford Galbreath and Barbara Sue Galbreath are one and the same person.

This not the principal place of residence of the Grantors named herein.

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. 2003 Metro 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 assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 547, page 144, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4316, page 55, Register's Office for Davidson County, Tennessee.

This is improved property known as 1004 McMahan Avenue, Nashville, TN 37216.

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 we 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 our hands this 28th day of April, 2003.

Barbara Sue Galbreath

By: _____
Susan Galbreath Simpson, Attorney in Fact

_____
Susan Galbreath Simpson

_____
Michelle Galbreath Gaw

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUSAN GALBREATH SIMPSON AND MICHELLE GALBREATH GAW**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of April, 2003.

_____
Notary Public

My Commission Expires: 1/27/07

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

205347.1/2003191

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUSAN GALBREATH SIMPSON,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 28th day of April, 2003.

Notary Public

My Commission Expires: 1/27/07