Rerecord to include map & Parcel

Davidson County DEEDWARR
Recvd: 05/23/03 14:34 2pgs
Fees:12.00 Taxes:0.00

MAP: 50-15
PARCEL: 67

20030523-0070812

This Instrument Prepared from Information Furnished by the Parties by:
DAVID G. BOLIN, Attorney
U. S. 41 South
Smyrna, TN 37167

SEND TAX BILLS TO:
Capitol Mortgage Company
1100 Kermit Drive
Suite 206
Nashville, TN 37217

RE-RECORD

Davidson County DEEDWARR
Recvd: 05/14/03 09:27 2pgs
Fees:13.00 Taxes:138.75

[redacted]

20030514-0065150

NAME AND ADDRESS OF NEW OWNER:

Patrick Kelly and Larry Galloway
329 Vailview Drive
Nashville, TN 37207

STATE OF TENNESSEE )
)
RUTHERFORD COUNTY )

FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

We, the undersigned, PATRICK D. KELLY and wife, LINDA G. KELLY, have bargained and sold and do hereby transfer and convey our one half undivided interest in the below described property unto LARRY J. GALLOWAY and wife, DONNA GALLOWAY, their heirs and assigns, forever, that certain parcel of real estate situated in Davidson County, State of Tennessee, and being further described as follows, to-wit:

> BEING Lot No. 36, SKYVIEW SUBDIVISION, as of record in Plat Book 2331, page 54, Register's Office of Davidson County, Tennessee, to which instrument reference is hereby made for more complete details of location and description of said lot. This property is also known as 329 Vailview Drive, Nashville, Tennessee.
>
> BEING the same property conveyed to Patrick D. Kelly and wife, Linda G. Kelly, by deed of record in Deed Book 6615, page 20, Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO easements and setback lines covenants of record in Plat book 2331, page 54, Register's Office of Davidson County, Tennessee, and to all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities.

This deed is a deed in lieu of foreclosure and the undersigned do hereby waive any equity of redemption, any statutory right of redemption, any notices or advertisments of sale required, any homestead rights and any other and all rights they might have under foreclosure law of the State of Tennessee.

TO HAVE AND TO HOLD an undivided one half interest in the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said grantees herein, their heirs and assigns, forever.

AND, we do covenant with the said grantees herein that we are lawfully seized and possessed of said a 1/2 undivided interest said land in fee simple; have good right to convey the same; and, the same is unemcumbered except by a lien to Capitol Mortgage Company.

AND, we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 23 day of July, 1985.

Patrick D Kelly
PATRICK D. KELLY

Linda G. Kelly
LINDA G. KELLY

STATE OF TENNESSEE )
)
RUTHERFORD COUNTY )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named PATRICK D. KELLY and wife, LINDA G. KELLY, 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 foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in SMYRNA, Tennessee, this 23 th day of July, 1985.

Notary Public

My Commission Expires: 2-22-86

STATE OF TENNESSEE )
)
RUTHERFORD COUNTY )

I hereby swear or affirm, that the actual consideration or the fair market value of the property transferred, whichever is greater is $37500.00

Affiant

Sworn to and subscribed before me
this 23 th day of July, 1985.

Notary Public
My Commission Expires: 2-22-86