RECORD AND RETURN TO: Mitchell A. Watts, Attorney 2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

JAKE CRUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 136,000.00
Affiant Cwaters

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July 2003

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer L. Galbreth	Mortgage Lenders of America, LLC	Map 83-6
(NAME)	(NAME)	
823 Setliff Place	8400 West 110th Street #130	Parcel 74.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Overland Park, KS 66210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, CAROL COWART* AND KATHY MCFARLAND N/K/A KATHY CRUM AND HER HUSBAND TABOR CRUM,
*unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~xxxxxxxxxxxx~~ JENNIFER L. GALBRETH, unmarried and TIMOTHY M. GALBRETH, married

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

Property located at: 823 Setliff Place, Davidson County, Nashville, TN 37206
AND:

Being the north part of Lot No. 29 on the Map of the Roy F. Williams Subdivision of the Hunter Tract, as of record in Book 547, page 13, Register's Office for Davidson County, Tennessee. Said part of Lot No. 29 fronts 58.4 feet on the easterly side of Setliff Street and runs back between lines 160 feet, more or less, to an alley on which it measures 54.7 feet.

Being the same property conveyed to Carol Cowart and Kathy McFarland, as joint tenants with right of survivorship by deed dated 07-08-02, from Carol Cowart, filed for record on 07-16-02, in Instrument No. 200207160085376, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carol Cowart by deed dated 10-13-97, from Gerald S. Cowart, filed for record on 11-06-97, in Book 10675, page 518, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

Davidson County DEEDWARR
Recvd: 07/25/03 10:03 2pgs
Fees:13.00 Taxes:503.20

20030725-0104151

unimproved ( )
This is improved (X) property, known as 823 Setliff Place, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 23rd day of July, 2003

Carol Cowart
CAROL COWART

Kathy McFarland n/k/a Kathy Crum
KATHY MCFARLAND n/k/a KATHY CRUM

Tabor Crum
TABOR CRUM

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 Carol Cowart and Kathy McFarland as joint tenants with right of survivorship. f/k/a Kathy Crum & husband Tabor Crum

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville _____, Tennessee, this _____ day of _____, _____.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

JAKE CRUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public