Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 09/04/2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $283,000.00

Affiant

Subscribed and sworn to before me, this 29th day of December, 2003.

Notary Public
My commission expires: 9/4/05

Address of New Owner:	Send Tax Bills to:	Tax Information
Kevin B. Galbreath	Washington Mutual	172-14-B/145.00
4713 Sterling Cross	2210 Enterprise Dr.	
Nashville TN 37211	Florence, SC 29501	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael J. Vaughan and wife, Nancy S. Vaughan, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kevin B. Galbreath and wife, Michelle R. Galbreath, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND in Davidson County, Tennessee, being Lot No. 145, First Revision of Winfield Park, Phase 1, Section 2, as shown on plat recorded as Instrument No. 200002250018480, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Michael J. Vaughan and wife, Nancy S. Vaughan by deed of record in Instrument No. 20010405-0033380, Register's Office for Davidson County, Tennessee.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 4713 Sterling Cross, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 29th day of December, 2003.

Michael J. Vaughan

Nancy S. Vaughan

Nancy S. Vaughan Attorney in Fact

Davidson County DEEDWARR
Recvd: 01/02/04 09:18 2pgs
Fees:13.00 Taxes:1047.10

20040102-0000146

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nancy S. Vaughan, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 29th day of December, 2003.

Notary Public

My Commission expires 9/4/05

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Nancy S. Vaughan, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Michael J. Vaughan and that she is authorized by Michael J. Vaughan to execute this instrument on his behalf.

Witness my hand and seal at Brentwood, TN, this 29th day of December, 2003.

Notary Public

My Commission Expires 9/4/05

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005