PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 03/17/04 15:50 2pgs
Fees:13.00 Taxes:962.00
20040317-0030598

W & I Ref:(KM) Title No: 45334
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Walter Bohn Alma Bohn 5513 Traceside Drive Nashville, Tennessee 37221	First Tennessee Home Loans Maryland Way Brentwood, Tennessee

TAX MAP-PARCEL NUMBERS: 155-16-A-098

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$260,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Clark H. Galbraith and spouse, Khaysy Sengsavang,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Walter Bohn and spouse, Alma Bohn** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Traceside Estates, Section One, 2nd Revision of Lots 128 and 129 in Book 9700, Page 239 (amended in Document No. 20020621-0075145) Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Clark H. Galbraith and wife, Khaysy Sengsavang by deed dated May 29, 2002, from Centex International, Inc. a Nevada Corporation F/K/as Centex Real Estate Corporation of record in Document No. 20020614-0072577, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in 9700, Book 239 (amended in Document No. 2002060621-0075745), said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 9435, page 493; Book 9677, page 675; By-Laws Book 9668, Page 899, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5513 Traceside Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of March, 2004.

Clark H. Galbraith

Khaysy Sengsavang

State of TENNESSEE
County of WILLIAMSON

On this 15th day of March, 2004 , before me the undersigned authority, personally appeared Clark H. Galbraith and Khaysy Sengsavang , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Sworn and subscribed before me this the 15th day of March, 2004

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary Public