After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 2
Brentwood, TN 37027
CTTN0063

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/18/04 09:52 2pgs
Fees:13.00 Taxes:636.40

20040318-0030728

G-ERS-04-5112

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Bonnie Linn
Affiant

Subscribed and sworn to before me, this 10th DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PAMELA B. MATHENEY
NOTARY PUBLIC
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES
LARGE
OCT. 2, 2004

THIS INSTRUMENT WAS PREPARED BY:
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Muniz	Countrywide Home Loans	
5112 Pritchett Drive	(NAME) 750 Old Hickory Blvd.	146-16-177
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37220	Brentwood, TN 37027-4528	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KENT GALLAHER AND WIFE MARSHA F. GALLAHER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL MUNIZ AND WIFE, NIKKI MUNIZ, hereinafter called the Grantee(s), their heirs and assigns, that 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. 963 on the Plan of Brentwood Hall, Section 9, of record in Plat Book 2331, Page 92, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kent Gallaher and wife Marsha F. Gallaher by Warranty Deed dated January 18, 2001 and filed for record on January 19, 2001 in Instrument Number 20010119-0005754, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 5103, page 890; Book 2488, page 489; and Plat Book 2331, page 92, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5112 Pritchett Drive, Nashville, Tennessee 37220
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 10th day of March, 2004.

Kent Gallaher

Marsha F. Gallaher

STATE OF Tennessee
COUNTY OF Davidson

I, DEENA L. O'BRIEN, a Notary Public of the County and State first above written, do hereby certify that Kent Gallaher and wife Marsha F. Gallaher personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10th day of March, 2004.

Deena L O'Brien
Notary Public

My Commission Expires:

(SEAL)

DEENA L. O'BRIEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2003

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903