Davidson County DEEDWARR
Recvd: 04/05/04 08:55 2pgs
Fees:13.00 Taxes:395.90

20040405-0037857

# WARRANTY DEED

G-CD-04-3619

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF March, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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 |
|---|---|---|
| Matthew Gallimore | America's Wholesale Lender | |
| 3619 Baxter Street | (NAME) 750 Old Hickory Blvd. #180 | 72-2-94 |
| (ADDRESS) Nashville, Tennessee 37216 | (ADDRESS) Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 WILLIAM H. DORRIS, UNMARRIED, AND ROBERT B. HUFFINE, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW GALLIMORE, unmarried 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. 60 on the plan of E.B. Craig's Subdivision on the Crownover Property on the Gallatin Road, as of record in Book 894, pages 640 and 641, Register's Office for said County.

Said Lot No. 60 fronts 50 feet on the westerly side of Baxter Street and runs back 149 feet 11 inches on the northerly line and 148 feet 11 inches on the southerly line to a dead line, measuring 540 feet thereon.

Being a portion of the same property conveyed to William H. Dorris, unmarried and Robert B. Huffine, married by deed dated March 21, 2003 and filed for record on March 31, 2003 in Instrument No. 20030331-0041532, 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 Deed Book 894, page 640, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 3619 Baxter Street, Nashville, Tennessee 37216
(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 30th day of March, 2004.

William H. Dorris

Robert B. Huffine

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William H. Dorris and Robert B. Huffine, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 30th day of March, 2004.

Notary Public

My Commission Expires:

(SEAL)

DAVIDSON COUNTY, TN
AT LARGE
NOTARY PUBLIC
MY COMM. EXP. 8/30/08
DEENA L. O'BRIEN

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903