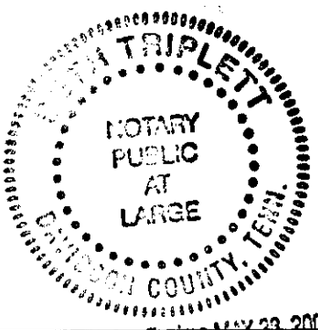
Box 13
#7495

WARRANTY DEED



My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Mayberry	Countrywide Home Loans, Inc.	148-10-36
(NAME)	(NAME)	
3911 East Ridge Drive	2021 N. Gallatin Rd. Ste. 292	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Madison, TN 37115	
(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, Jackie S. Campbell Dickson and Charles W. Galbraith, II, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy Mayberry, unmarried 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:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Locustwood Subdivision, Section 1 of record in Plat Book 2330, Page 136, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Elsie Olive Campbell, by deed of record in Instrument No. 20010712-0074541, Register's Office for Davidson County, Tennessee. Elsie Olive Campbell having since died intestate leaving as her sole heirs at law Jackie S. Campbell Dickson and Charles W; Galbraith, II reference affidavit of heirship of record in Instrument No. ___*___, Davidson County. * 20040408-0040318

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Charles W. Galbraith, II by Jackie S. Campbell Dickson as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. __*__, in the Register's Office for Davidson County, Tennessee.

* 20040408-0040319

unimproved ☐

This is improved ☒ property, known as 3911 East Ridge Drive, Nashville, TN 37211

(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.

Davidson County DEEDWARR
Recvd: 04/08/04 13:42 2pgs
Fees:13.00 Taxes:333.00
20040408-0040320

Witness our hands this 19th day of March, 2004.

Jackie S. Campbell Dickson

Charles W. Galbraith, II

Jackie S. Campbell Dickson
his attorney in fact

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 Jackie S. Campbell Dickson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

On this the 19th day of March, 2004, before me personally appeared Jackie S. Campbell Dickson, the person who executed the foregoing instrument on behalf of Charles W. Galbraith, II and who acknowledged that she executed the same as the free act and deed of the said Charles W. Galbraith, II, through Power of Attorney granted her by the said Charles W. Galbraith, II.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of March, 2004.

Commission expires: May 28, 2006

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

Notary Public