Davidson County DEEDWARR
Recvd: 07/26/04 08:37 3pgs
Fees:18.00 Taxes:510.60
20040726-0088767

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

20th DAY OF July, 2004

Notary Public

MY COMMISSION EXPIRES 1-28.06

DEBBIE WOODALL NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. Jan 28, 2006

File No. G4-2051D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Tom Galbraith, a single person
(NAME)

1304 Greenfield Avenue
(STREET ADDRESS OR ROUTE NUMBER)

Nashville, Tennessee 37216
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:
America's Wholesale Lender
(NAME)
P.O. Box 660694
(STREET ADDRESS)
Dallas, TX. 75266-0694
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
72-3-327

FOR AND IN 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, **Erica M. Scrivenor McGuire, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tom Galbraith, a single person,** 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:

SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

Being the same property conveyed to Erica M. Scrivenor, a single person, by Deed of Record as Instrument #200005150048496, Register's Office for Davidson County, Tennessee.
Erica M. Scrivenor is now married and known as Erica M. Scrivenor McGuire.
George Ricky McGuire joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been prorated between the parties and will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 1304 Greenfield Avenue, Nashville, TN 37216.

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. Whenever 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 20th day of July, 2004.

Erica M. Scrivenor McGuire

George Ricky McGuire

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 Erica M. Scrivenor McGuire and George Ricky McGuire, the bargainor(s), 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 purposes therein contained. Witness my hand and official seal, this 20th day of July, 2004.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Commission expires 3/25/06

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of July, 2004.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of July, 2004.

My Commission Expires:_____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 3 on the unrecorded Map of Nashville Trust Co.'s resubdivision of Lots 1 and 2 and a 30 foot strip lying along the westerly side of Lot No. 1 and the plan of a part of the Mora Sharpe lands as of record in Book 547, Page 114, Register's Office for said county, descried as follows: Beginning at a point in the southerly margin of Greenfield Avenue at the common corner of Lots 2 and 3 on the original plan; thence with the line between said lots, 200 feet to a deed line; thence with the deed line, westerly 44 feet to a point which is 6 feet east of the original common corner of Lots 1 and 2 on the said Mora Sharpe plan; thence northeastwardly 200 feet, to the southerly margin of Greenfield Ave., which point is 20 feet east of the common corner of Lots 1 and 2 aforesaid, being the northwest corner of Lot No. 3 on the unrecorded plan mentioned above; thence with the margin of said Greenfield Ave., southwesterly 70 feet to the point of beginning. (The above lot being a part of Lot 2 on the Plan of Mora Sharpe Lands and is Lot 3 on the unrecorded map of the Nashville Trust Co.'s resubdivision of Lots 1 and 2 and 30 foot strip.)