WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 177,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2004

Notary Public:

MY COMMISSION EXPIRES: 9/4/05
(AFFIX SEAL)

NOTARY PUBLIC MARK BLAYNEY LEEDOM DAVIDSON COUNTY TENNESSEE My Commission Expires 09/04/2005

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Leslie Joanna Craig Bermudez	1st Trust Bank for Savings	Map 172
1117 Holt Hills Pl.	P.O. Box 17257	Group 15-0-A
Nashville, TN 37211	Memphis, TN 38187-0257	Parcel 58-CO

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

Arrione E. Galvin and husband, Matthew S. Galvin

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Leslie Joanna Craig Bermudez

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:

BEING Lot No. 70 on the Plan of Holt Woods, Section Five, of record in Plat Book 9700, page 10, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Arrione E. Galvin and husband, Matthew S. Galvin, by Warranty Deed of record in Instrument 200210290132309, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 9570, Page 22; Book 9745, Page 41; and Book 9570, Page 13, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 10, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1117 Holt Hills Pl., Nashville, TN 37211

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.

Witness our hands this 30th day of September, 2004.

Arrione E. Galvin

Matthew S. Galvin

Davidson County DEEDWARR
Recvd: 10/05/04 08:57 2pgs
Fees:13.00 Taxes:656.57

20041005-0119478

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 Arrione E. Galvin and Matthew S. Galvin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 2004.

My Commission Expires: 1/29/05

Notary Public

PATRICIA NICHOLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.