03

Reddy Title
48-A

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $185,500.00.

Subsribed and sworn before me this the 24th day of January, 2005.

April Anderson
Affiant

Meredith L. Shrader
Notary Public

MEREDITH L. SHRADER
NOTARY PUBLIC
(Affix Seal)
LARGE
GILES COUNTY, TN
MEREDITH L. SHRADER
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 18, 2005

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 401054
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Kevin L. Galloway
413 St. Frances Avenue
Nashville, TN 37205

Send tax bills to:
New owner

Map 104-I Parcel 360

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Fred L. Sharp

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Kevin L. Galloway

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Numbers 24 and 25 on the Plan of West End Park Terrace, as shown by Plat appearing of record in Book 547, page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Fred L. Sharp, unmarried, by Deed dated August 31, 2004 of record in Instrument Number 20040902-0106218, re-recorded in Instrument Number 20040914-0110649, said Register's Office.

Subject to taxes for the year 2005, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 413 St. Frances Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 24th day of January, 2005.

Fred L. Sharp

Davidson County DEEDWARR
Recvd: 01/27/05 08:43 2 pgs
Fees:13.00 Taxes:686.35
20050127-0009894

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Fred L. Sharp, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of January, 2005.

My commission expires:

_____

Notary Public

MEREDITH L. SHRADER
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 18, 2005

MEREDITH L. SHRADER
NOTARY PUBLIC AT LARGE
GILES COUNTY, TN