Return to: First Title and Escrow Company, Inc.
File Number 23728 Box 9B

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP 43523

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/01/05 15:10 3 pgs
Fees:18.00 Taxes:8972.50

20050201-0011905

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$2,425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **28th DAY OF JANUARY, 2005.**

Notary Public

MY COMMISSION EXPIRES:

My Commission Expires JULY 19, 2008

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
JOHN T. GAWALUCK **883 Curtiswood Lane** **Nashville, TN 37204**	NEW OWNER	**132-10-32** **OH 6300**

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, JOSEPH C. GALANTE and wife, PHRAN R. GALANTE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
JOHN T. GAWALUCK and LORELEE A. GAWALUCK, as equal tenants in common

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

SEE ATTACHED LEGAL DESCRIPTION

BEING the same property conveyed to Joseph C. Galante and wife, Phran R. Galante by deed from Philip Hertik and wife, Amber R. Hertik, of record in Book 9571, page 111, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This property is improved (X) known as 883 Curtiswood Lane, Nashville, Tennessee 37204

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 28th **day of January, 2005.**

Joseph C. Galante by Phran Galante Attorney-in-Fact
JOSEPH C. GALANTE

Phran R. Galante
PHRAN R. GALANTE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 28th day of January, 2005, before me personally appeared PHRAN R. GALANTE, to me known to be the person who executed the foregoing instrument in behalf of JOSEPH C. GALANTE, as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said JOSEPH C. GALANTE, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28th day of January, 2005.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

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 PHRAN R. GALANTE, the bargainor, 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 purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28th day of January, 2005.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being shown as Lot No. 1 on the Plan of Halcyon Acres, City of Oak Hill, of record in Book 3600, page 75, said Register's Office, and also being described as follows:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the John Overton Property, as of record in Book 421, page 160, Register's Office for said County, and part of Lot No. 12 on the plan of Glen Leven Property of John Thompson, as of record in Plan Book 2, page 161, Chancery Court at Nashville, described according to a survey made by Z. J. Wilkinson, Surveyor, April 18, 1957, as follows:

Beginning at a spike at the northeast corner of the property conveyed to Raymond J. Morris and wife, by deed from W. W. Wilkerson, Jr. and wife, of record in Book 2027, page 547, said Register's Office, being in the center of Curtiswood Lane; thence with Morris' easterly line south 33 degrees west 650 feet to Morris' southeast corner; thence with a fence line south 88 degrees 30' east 311.5 feet; thence north 29 degrees 15' east 233.9 feet to an iron pipe; thence north 34 degrees east 59.1 feet to an iron pin; thence north 45 degrees 30' east 220 feet to a spike in the center of said Lane; thence with said Lane north 60 degrees west 100 feet, north 59 degrees west 100 feet, north 63 degrees 30' west 100 feet to the beginning, containing 3.52 acres, more or less.

EXHIBIT B

Encumbrances

1. All matters shown on the plan of record in Book 3600, page 75, Register's Office of Davidson County, Tennessee.

2. Right of way easement of Curtiswood Lane lying within the boundaries of said premises.

3. MLI made by John B. Kohn, III, Surveyor, dated 2/20/90, shows the fence serving herein described premises encroaches onto adjoining Lot No. 2, and a garage encroaching onto a 10-foot utility easement.