Davidson County DEEDWARR
Recvd: 04/27/05 15:55 2 pgs
Fees:13.00 Taxes:1036.00

20050427-0047123

This Instrument Prepared by:
Title Corporation of America
PO Box 3112
Brentwood, TN 37027
615-377-0749
File No. 050459

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is **$280,000.00**

BOX 15

Michael A. Galo
Affiant

Subscribed and sworn to before me, this **29th day of April, 2005.**

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public
My commission expires: 1/26/2008

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Michael A. Galo 3001 Brookview Forest Drive Nashville, Tennessee 37211	Mortgage Lenders of America 8400 W 110th Street Overland Park, KS 66210	180-04-0-B 043.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Marla Richardson and Hunter Richardson, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michael A. Galo, a single man,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

LAND in Davidson County, Tennessee, being Lot No. 43 on the Plan of Brookview Forest, Phase I, of record in Instrument No. 20030716-0099526, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Marla Richardson and Hunter Richardson, wife and husband by deed from Drees Premier Homes, Inc., of record as Instrument No. 20050223-0019657, Register's Office for Davidson County, Tennesse.

This is improved property, known as 3001 Brookview Forest Drive, Nashville, Tennessee 37211. The source of this description is the prior deed.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record, including but not limited to:

1. Taxes for the current year which have been prorated and assumed by the Grantee(s) herein.
2. All matters shown on the plan of record in Instrument No. 20030716-0099526, Register's Office of Davidson County, Tennessee.
3. Declaration of Restrictive Covenants for Brookview Forest of record in Instrument No. 20030829-0125803, as well as subsequent amendment of record in Instrument No. 20030918-0138293 Register's Office of Davidson County, Tennessee.

Init Init

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, We, Marla Richardson and Hunter Richardson, wife and husband, sign this Warranty Deed on this the 22nd day of April, 2005.

Marla Richardson

Hunter Richardson

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 Marla Richardson and Hunter Richardson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 22nd day of April, 2005.

TAMILYN STREETER DERRYBERRY
Notary Public At Large
WILLIAMSON COUNTY, TENN.
My Commission Expires May 23, 2006

Tamilyn Streeter Derryberry
Notary Public

My Commission Expires:
05/23/06