FILE BOX #5

WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Bradley Gallimore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2005

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

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:
Bradley Gallimore	New Owners	Map 165
4149 Pepperwood		Group 13-0-A
Antioch, TN 37013-1647		Parcel 55.00-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

Gary Pickens, married

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

Bradley Gallimore and Steven Oliver, both an unmarried man , as joint tenants with right of survivorship 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. 391, on the Plan of Peppertree Forest, Section Four, of record in Plat Book 7900, Page 426, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Gary Pickens by deed from Secretary of Housing and Urban Development, of record in Instrument 20030919-0138874, dated September 2, 2003, Register's Office for said County.

This conveyance is subject to: (1) 2005 County Taxes, which have been prorated and assumed by the Grantees, and (2) All matters appearing on the plan of record in Plat Book 7900, page 426, said Register's Office.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 7982, page 736, Book 8703, page 462, Book 8757, page 607, and Book 8757, page 623, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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 4149 Pepperwood, Antioch, TN 37013-1647

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 my hand this 30th day of June, 2005.

Gary Pickens

Davidson County DEEDWARR
Recvd: 07/05/05 10:11 2 pgs
Fees:13.00 Taxes:425.50

20050705-0076653

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 Gary Pickens, 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 at Nashville, Tennessee, this 30th day of June, 2005.

My Commission Expires: 1/24/09

Notary Public

