Davidson County DEEDWARR
Recvd: 06/02/06 10:44 2 pgs
Fees:13.00 Taxes:679.32

20060602-0064952

WARRANTY DEED

ET-06-0329

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,600.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 04-16-07
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Clifford R. Galbraith	Clifford R. Galbraith	
3324 East Lake Drive (ADDRESS)	(NAME) 3324 East Lake Drive (ADDRESS)	108-12-0-231.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THOMAS E. RUHL AND WIFE, MICHELLE RUHL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CLIFFORD R. GALBRAITH, *hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*unmarried

Land in Davidson County, Tennessee, BEING Lot No. 77 on the Plan of Trailwood, Section 5, of record in Plat Book 6900, pages 477 through 479, Register's Office of Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Thomas E. Ruhl and wife, Michelle Ruhl by Warranty Deed from The Verdon Company, LLC, executed on November 2, 2004, of record at Instrument No. 20041119-0138934, Register's Office of Davidson County, Tennessee. Also being the same property conveyed to The Verdon Co., LLC by Warranty Deed from James K. Verdon, Jr. in Instrument No. 200410260128589, recorded on October 25, 2004. Further being the same property conveyed to James K. Verdon, Jr. by Warranty Deed from Secretary of Housing & Urban Development in Instrument No. 200410260128588, recored on October 20, 2004. Further being the same property conveyed to Secretary of Housing and Urban Development by Richard A. Anthamatten in Instrument No. 200408200100734, recorded on June 1, 2004. Further being the same property conveyed to Richard A. Anthamatten by Warranty Deed from Esfandiar Ghavami & Joanne B. Wilgus, recorded on December 15, 1999.

Subject to all matters as set forth per Plat Book 6900, Pages 477-479, Register's Office for said County.

Subject to Restrictive Covenants of record in Deed Book 4800, Page 254, Register's Office of said County.

Subject to any and all existing easements and restrictions of record if any.

unimproved ( )
This is improved (X) property, known as 3324 East Lake Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 25th day of May, 2006.

Thomas E. Ruhl

Michelle Ruhl
by Thomas E. Ruhl, Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

On this the 25th day of May, 2006, before me personally appeared Thomas E. Ruhl, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of May, 2006.

Notary Public

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

My Commission Expires: 09-16-07

(SEAL)

STATE OF Tennessee

COUNTY OF Davidson

On this the 25th day of May, 2006, before me personally appeared Thomas E. Ruhl to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Thomas E. Ruhl and wife, Michelle Ruhl and who acknowledged he/she/they executed the same as the free act and deed of the said Thomas E. Ruhl and wife, Michelle Ruhl.

Witness my hand and official seal, this the 25th day of May, 2006.

Notary Public

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

My Commission Expires: 09-16-07

(SEAL)

Return to:
Executive Title, LLC, 2520 N. Mt. Juliet Rd., Mt. Juliet, TN 37122