Davidson County DEEDWARR
Recvd: 06/08/06 10:39 2 pgs
Fees:13.00 Taxes:1196.92

20060608-0068071

WARRANTY DEED

G-VRE-06-126

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$323,490.60~~

Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alvin Galuten	Alvin Galuten	
126 Hampton Place (ADDRESS)	(NAME) 1220 Knox Valley Drive ~~126 Hampton Place~~ (ADDRESS)	117-07-0-C 126.00 CO
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Brentwood ~~Nashville~~, TN ~~37215~~ 37027 (CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we DANIEL ERIC NORWOOD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALVIN GALUTEN, married, 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:

Land in Davidson County, Tennessee, being Unit 126, HAMPTON PLACE TOWNHOMES, as shown on plat of record in Plat Book 5200, Page 421, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Earl G. Sousoulas and Daniel Eric Norwood, as tenants in common with rights of survivorship, by Warranty Deed from F. Charles Maynard Jr. and wife, Martha B. Bills-Maynard, recorded on the 20th day of October, 2004 in Instrument No. 20041020-0126290, in the Register's Office of Davidson County, Tennessee. The said Earl G. Sousoulas having since died on February 13, 2006.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 5891, page 897; Book 5894, page 756; Book 7570, page 314; and Book 7866, page 388, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 126 Hampton Place, Nashville, Tennessee 37215
(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 31st day of May, 2006.

Daniel Eric Norwood by
Daniel Eric Norwood
Mary Frances Rudy attorney in fact

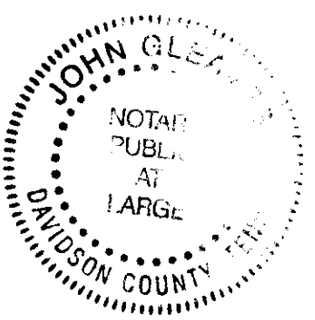
STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of May, 2006, before me personally appeared Mary Frances Rudy 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 Daniel Eric Norwood and who acknowledged he/she/they executed the same as the free act and deed of the said Daniel Eric Norwood.

Witness my hand and official seal, this the 31st day of May, 2006.

Notary Public

My Commission Expires: 7-29-06



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903