07

REALTY TITLE
Box 48A

PREPARED BY (~~AND RETURN TO~~):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 06/09/06 12:58 2 pgs
Fees:13.00 Taxes:1343.10
20060609-0068753

W & I Ref:(_____) Title No: 47896
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kathleen M. Galloway 105 Cherokee Road Nashville, Tennessee 37205	Countrywide Home Loans P.O. Box 660694 Dallas, TX 75266-0694

TAX MAP-PARCEL NUMBERS: 10312003400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$363,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew Lee Busam and spouse, Mollie E. Peirick-Busam**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kathleen M. Galloway** hereinafter called the **Grantee**, Grantee's heirs 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. 5, Block L on the plan of Cherokee Park, Section 3, of record in Book 843, pages 2 and 3, Register's Office for said County.

Said Lot No. 5 of Block L fronts 60 feet on the westerly margin of Cherokee Road and extends back 125.62 feet on the northerly line and 126.78 feet on the southerly line to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Matthew Lee Busam and wife, Mollie E. Peirick-Busam by deed from Jeffrey D. Fee, an unmarried man of record in Doc. No. 20010412-0036128, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Book 843 Pages 2 and 3, said Register's Office.

This is improved property, known as: 105 Cherokee Road, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of June, 2006.

Matthew Lee Busam

Mollie E. Peirick-Busam

State of TENNESSEE

County of DAVIDSON

On this 2nd day of June, 2006 , before me the undersigned authority, personally appeared Matthew Lee Busam and Mollie E. Peirick-Busam , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $363,000.00

Affiant

Sworn and subscribed before me this the 2nd day of June, 2006

JACLYN L. KING STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. 12-30-07

My Commission Expires:

Notary Public

Return to:
Realty Title & Escrow
206 B Cool Springs Blvd
Franklin, TN 37067