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THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 06/14/06 09:25 2 pgs
Fees:13.00 Taxes:1276.13
20060614-0070519

Our File Number: 24046S

MAP/GROUP/PARCEL: 118-09-0/025.00

NEW OWNER'S NAME AND ADDRESS:
MARTHA R. FREITAG
1009 CLIFTON LANE
NASHVILLE, TN 37204

SEND TAX BILLS TO:
owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, MICHAEL R. GALBRETH and JENNIFER GALBRETH, HUSBAND AND WIFE, hereinafter called Grantors, does hereby transfer and convey unto, MARTHA R. FREITAG, AN UNMARRIED PERSON, her heirs and assigns, hereinafter called Grantee, property described as follows:

Certain Tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows:

Being part of Lot No. 14 on the plan of Subdivision of Noelton, not of record and described according to a survey by John Kohl, Surveyor, April 2, 1966, as follows:

Beginning at a point in the southerly margin of Clifton Lane, formerly 4th Street, 310 feet from the southwest intersection of 10th Avenue South and Clifton Lane; thence southwardly 200 feet to a point; thence westwardly 66 feet to a point; thence northwardly 200 feet to a point in the southerly margin of Clifton Lane; thence eastwardly with said margin 66 feet to the point of beginning.

Being the same property conveyed to Michael R. Galbreth in Instrument 20000629-0064907 recorded 6/29/2000, Register's Office for Davidson County, Tennessee.

The subject property is improved property known as 1009 CLIFTON LANE, NASHVILLE, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenants with Grantee that they

are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

MICHAEL R. GALBRETH

JENNIFER GALBRETH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, MICHAEL R. GALBRETH and JENNIFER GALBRETH, HUSBAND AND WIFE, with whom I am personally acquainted, and who acknowledged that THEY executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at office in NASHVILLE, Tennessee on this the 13th day of June, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $344,900.00.

AFFIANT

Sworn to and subscribed before me, this the 13th day of June, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/19/07

DEBBIE RUBENSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMM. EXPIRES: 6-19-2007