Davidson County DEEDWARR
Recvd: 10/27/06 12:09 2 pgs
Fees:13.00 Taxes:952.75

20061027-0133519

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44973

WARRANTY DEED

ALAN E. SATURN
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 $257,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2006.

Notary Public

My Commission Expires JULY 24, 2010 MY COMMISSION EXPIRES: 7/24/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Streams	SAME	92-3-313
5911 S. Fairfax Avenue		
Los Angeles, CA 90056		

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, I/WE,

Lettie S. Galloway and Jean Galloway-Reed

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Streams

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:

Land in Davidson County, Tennessee, being Lot No. 22, on the Plan of J. M. Harding's Subdivision of Lot No. 11 of the Harding Lytle Tract, of record in Book 21, page 136, Register's Office for said County.

Said Lot fronts 50 feet on the northerly side of Morena Avenue and runs back between lines 160 feet on the westerly line and 160 feet on the easterly line to the margin of an alley in the rear on which it measures 50 feet.

Being part of the same property conveyed to Lettie S. Galloway life estate, remainder to Jean Galloway-Reed, by deed from Lettie S. Galloway, a widow, of record in Book 8221, page 977, and being the same property conveyed to Alfred C. Galloway and wife, Lettie S. Galloway by deed from Helen Cox Mitchell and husband, Darnell P. Mitchell and Anna Cox Davis and husband, Leonard E. Davis of record in Book 3284, page 523, Register's Office for Davidson County, Tennessee. The said Alfred C. Galloway having since died.

Unimproved ( )
This is improved (X) property known as 1814 Morena Street, Nashville, TN 37208

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/our hand(s) this 25th day of October, 2006

X Lettie S. Galloway
Lettie S. Galloway

X Jean Galloway Reed
Jean Galloway-Reed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Lettie S. Galloway and Jean Galloway*, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

* aka Jean Galloway-Reed

Witness my hand and official seal at Nashville, Tennessee, this 25th day of October, 2006

Notary Public

My Commission Expires: 7/24/2016

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010