**OLD REPUBLIC**
**National Title Insurance Company**
**201 Fourth Avenue North Suite 150**
**Nashville, Tennessee 37219-2011**

Davidson County DEEDWARR
Recvd: 10/27/06 15:20 2 pgs
Fees:13.00 Taxes:222.00

20061027-0133847

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF OCTOBER, 2006

NOTARY PUBLIC

My Commission expires: 11-25-06

BRANDY K. PIRK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| MICHAEL STREAMS JR. | MICHAEL STREAMS, JR. | Map:92-3-312<br>Parcel: |
| (NAME)<br>5911 S. FAIRFAX AVENUE | (NAME)<br>SAME | Map:<br>Parcel: |
| (ADDRESS)<br>LOS ANGELES, CA 90056 | (ADDRESS) | Map:<br>Parcel: |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**FILE # 06100148**

## Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

**LETTIE S. GALLOWAY FOR HER NATURAL LIFE AND THE REMAINDER TO HER DAUGHTER, JEAN GALLOWAY- REED**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**MICHAEL STREAMS, JR. ,AS HIS SOLE AND SEPARATE PROPERTY**

hereinafter called the GRANTEES, their 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(s) 23, as shown on the map entitled J. M. Harding's Subdivision of Lot No. 11 of the Harding Lytle Tract, of record in Plat Book 21, page(s) 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to LETTIE S. GALLOWAY FOR HER NATURAL LIFE AND THE REMAINDER TO HER DAUGHTER, JEAN GALLOWAY-REED, by deed from LETTIE S. GALLOWAY, A WIDOW, of record in Book 8221, page 977, dated July 15, 1990, said Register's Office.

This is improved property known as 1812 MORENA STREET, Nashville, Tennessee 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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 25th day of October, 2006

Lettie S. Galloway
LETTIE S. GALLOWAY

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, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 25th day of October, 2006.

Brandy K. Pirk
NOTARY PUBLIC

BRANDY K. PIRK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 11-25-06

Jean Galloway Reed
JEAN GALLOWAY- REED

My Commission Expires NOV. 25, 2009

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 JEAN GALLOWAY- REED the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 25th day of October, 2006.

Brandy K. Pirk
NOTARY PUBLIC

BRANDY K. PIRK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 11-25-06

My Commission Expires NOV. 25, 2009