Davidson County DEEDWARR
Recvd: 08/20/07 09:57 2 pgs
Fees:13.00 Taxes:506.90
20070820-0099139

This Instrument Prepared By:
Elite Title Company, LLC
143 Barfield Crescent , Ste 200
Murfreesboro, TN 37129
EM070217.PFT

Send Tax Bills To:
Elite Home Loans, Inc.
109 West Park Drive #260
Brentwood, TN 37027

New Owner is:
Russell John Gallian
2308 Cabin Hill Rd
Nashville, TN 37214

MAP: 073-11-0

PARCEL: 061.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Kevin Douglas Gallian, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Russell John Gallian and wife, Tina Diane Gallian** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **2308 Cabin Hill Rd, Nashville, TN 37214**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being all of Lot Number 188 on the Plan of Revision of Section One, Sunset View, as shown of record in Plat Book 2663, page 27 & 28, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kevin Douglas Gallian, unmarried by Warranty Deed from Robert M. Johnson, unmarried dated October 31st, 2002 of record in Instrument Number 20021104-0135054 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to All matters of record on Plat in Book 2633, pages 27 & 28 and Restrictions of record in Book 2492, page 307 both in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

KC
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17th day of August, 2007.

GRANTOR(S):

Kevin Douglas Gallian

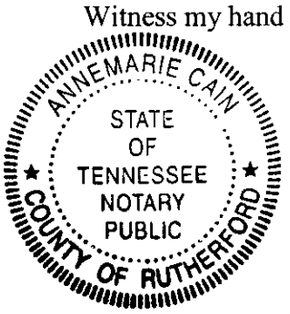
KEVIN DOUGLAS GALLIAN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Kevin Douglas Gallian**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 17th day of August, 2007.



Annemarie Cain

NOTARY PUBLIC
My Commission Expires: 3.21.2010

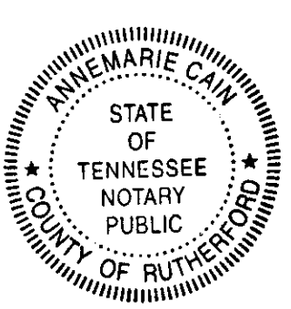
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is **$137,000.00**.

Kevin Douglas Gallian

AFFIANT

SWORN TO and subscribed before me this 17th day of August, 2007.



Annemarie Cain

NOTARY PUBLIC
My commission expires: 3.21.2010