Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Michael Foster Galehouse
2718 Rosedale Place
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

MAP 118-3
GROUP
PARCEL 110

Davidson County DEEDWARR
Recvd: 12/17/07 11:02 2 pgs
Fees:13.00 Taxes:869.50
20071217-0144454

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Karmen D. Smith and husband, Toby R. Smith,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Michael Foster Galehouse and wife, Rina R. Galehouse**, 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. 46 on the Plan of Phase One, Rosedale Place, of record in Plat Book 11190, page 3, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Karmen D. Smith and husband, Toby R. Smith by deed from William Derra and Karmen D. Smith (fka Karmen Wells) and M. Norris Jenkins, Trustee of record in Instrument no. 20020701-0079037, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **2718 Rosedale Place, Nashville, Tennessee 37211.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **27th** day of **November, 2007.**

Karmen D. Smith by Debra Renee Derra attorney in fact

Karmen D. Smith, by Debra Renee Derra, attorney-in-fact

Karmen D. Smith by Debra Renee Derra attorney in fact

Toby R. Smith, by Debra Renee Derra, attorney-in-fact

Toby R Smith DebraRenee Derra attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Debra Renee Derra**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained and she further acknowledged that she is the Attorney in Fact for Toby R. Smith and Karmen D. Smith and that as said Attorney in Fact she executed the within Warranty Deed for the purposes therein contained by signing the name of Karmen D. Smith and Toby R. Smith as their free act and deed.

WITNESS my hand and official seal this 27th day of November, 2007.

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $235,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th day
of November, 2007.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009