Davidson County DEEDWARR
Recvd: 01/16/08 13:56 3 pg
Fees:18.00 Taxes:469.90

20080116-0004993

WARRANTY DEED

B-ES-08-2145

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF January, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-20-2010
(AFFIX SEAL)

DEBORAH H. BEECHER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle L. Harper	Countrywide Home Loans (NAME)	
2145 Guaranty Drive (ADDRESS)	P.O. Box 660694 (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Dallas, TX 75266-0694 (CITY) (STATE) (ZIP)	95-2-9.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT TODD GALAIDA AND ANNA-PIA GALAIDA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHELLE L. HARPER, _____, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* Husband and Wife

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 52, DONELSON HILLS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2331, PAGES 22 AND 23, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ROBERT TODD GALAIDA AND WIFE, ANNA-PIA GALAIDA BY WARRANTY DEED FROM JACK D. GWALTNEY AND WIFE, ETHELENE GWALTNEY, RECORDED ON THE 18TH DAY OF MAY, 2001 IN INSTRUMENT NO. 20010518-0051860, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO: A) PROPERTY TAXES FOR 2008, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN (& SUBSEQUENT YEARS TAXES); B) THE PLAN, WITH OWNER'S CERTIFICATE OF RECORD IN BOOK 233, PAGE 22 AND 23, SAID REGISTER'S OFFICE, WHICH PLAN SHOWS A 75 FOOT MINIMUM BUILDING SETBACK LINE FROM GUARANTY DRIVE AND A 10 FOOT EASEMENT FOR PUBLIC UTILITY PURPOSES ALONG THE REAR LINE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

THIS INSTRUMENT IS EXECUTED ON BEHALF OF ROBERT TODD GALAIDA BY ERIC PAUL STEIN, PURSUANT TO THE POWER OF ATTORNEY EXECUTED BY HIM ON THE 7TH DAY OF JANUARY 2008 OF RECORD IN INSTRUMENT NO. 20080116-0004991, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE AFFIDAVIT OF SAID ATTORNEY IN FACT IS ATTACHED AS EXHIBIT "A" TO THIS INSTRUMENT AND INCORPORATED HEREIN BY REFERENCE.

THIS INSTRUMENT IS EXECUTED ON BEHALF OF ANN-PIA GALAIDA BY ERIC PAUL STEIN, PURSUANT TO THE POWER OF ATTORNEY EXECUTED BY HER ON THE 7TH DAY OF JANUARY 2008 OF RECORD IN INSTRUMENT NO. 20080116-0004992, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE AFFIDAVIT OF SAID ATTORNEY IN FACT IS ATTACHED AS EXHIBIT "A" TO THIS INSTRUMENT AND INCORPORATED HEREIN BY REFERENCE.

unimproved ( )

This is improved (X) property, known as 2145 Guaranty Drive, Nashville, Tennessee 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 14th day of January, 2008.

Robert Todd Galaida, by Eric Paul Stein, Attorney-in-Fact

Robert Todd Galaida by Eric Paul Stein, Attorney-in-Fact

Anna-Pia Galaida by Eric Paul Stein, Attorney-in-Fact

Anne-Pia Galaida by Eric Paul Stein, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of January, 2008, before me personally appeared ERIC PAUL STEIN to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Robert Todd Galaida and Anna-Pia Galaida and who acknowledged he/she/they executed the same as the free act and deed of the said Robert Todd Galaida and Anna-Pia Galaida.

Witness my hand and official seal, this the 14th day of January, 2008.

Notary Public

NATALIE A. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

My Commission Expires:

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

EXHIBIT "A"
To
Warranty Deed

FROM: Robert T. Galaida and spouse, Ann-Pia Galaida

TO: Michelle L. Harper

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Eric Paul Stein, Affiant

Sworn to and subscribed before me this 14th day of November, 2008

Notary Public

My Commission Expires: 5-22-10

NATALIE A. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010