RETURN TO:
PREMIER ESCROW, LLC
430[illegible]BORO ROAD, STE 300
NASH[illegible], TN 37215

BOX 10-A

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
George D. Galbreath	New Owner	132-0-10-C-001.00CO
801 Lealand Court		
Nashville, TN, 37204		

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is **$560,000.00**

Affiant

Subscribed and sworn to before me, this the 31st day of December, 2008.

Notary Public

My Commission Expires: _____
(Affix Seal)

Davidson County DEEDWARR
Recvd: 12/31/08 15:06 2 pgs
Fees:13.00 Taxes:2072.00
20081231-0124105

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Drees Premier Homes Inc, an Ohio Corporation, ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **George D. Galbreath and Susan C. Galbreath, husband and wife, ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:
Land in Davidson County, Tennessee, Being Lot No. 1 on the Plan of SECTION ONE, LEALAND HALL, a Planned Unit Development, of record in Instrument No. 20080220-0016769, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Drees Premier Homes Inc, by Warranty Deed from Nashville Property Managers, LLP, a Tennessee limited liability partnership, dated March 7, 2008, of record in Instrument No. 20080319-0027738, and corrected by Notary Instrument of Correction of record in Instrument No. 20080509-0048069, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Property taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **801 Lealand Court, Nashville, TN 37204**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title, and interest thereto belonging to the Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set forth herein.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warranty and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WITNESS our hands on the **31st** day of **December, 2008.**

Drees Premier Homes Inc

By: **Michael D. Carey**
It's **Assistant Secretary**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Michael D. Carey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Assistant Secretary** of **Drees Premier Homes Inc,** the within named bargainor, a corporation, and that he as such **Assistant Secretary**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as **Assistant Secretary**.

Witness my hand and Official Seal this the **31st** day of **December, 2008**.

Notary Public

My Commission Expires: 3/28/10

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY