Davidson County DEEDWARR
Recvd: 03/09/09 10:55 2 pgs
Fees:13.00 Taxes:399.60
20090309-0020593

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45926

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2009.

Notary Public

MY COMMISSION EXPIRES: 05/03/2010

JENNIFER L. WISE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Return to: Realty Title & Escrow
808 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Gallaway	Bank of America	10804004100
924 Wemberton Drive	9000 Southside Blvd. Bldg 1000	
Nashville, TN, 37214	Jacksonville, FL 32256	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Frank J. Thompson and wife, Kathleen B. Thompson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William J. Gallaway, an unmarried man

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. 76 on the Plan of Larchwood Subdivision, Section 2, which is of record in Book 5200, pages 207 and 208, Register's Office for Davidson County, Tennessee.

Said Lot No. 76 fronts 72.3 feet on the northwesterly side of Wemberton Drive and runs back between lines 149.59 feet on the northerly side line and 154.26 feet on the southerly side line to a line at the rear measuring 75.16 feet thereon.

Being the same property conveyed to Frank J. Thompson and wife, Kathleen B. Thompson by deed from Oakley W. Bryan and Vernice M. Bryan of record in Book 7088, page 738, Register's Office for Davidson County, Tennessee.

See Limited Power of Attorney recorded as Instrument Number 20090309-0020592 **Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved (X) property known as 924 Wemberton Drive, Nashville, TN 37214

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 we do covenant with the 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 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 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 ___my/our____ hand(s)____this 26th day of February, 2009

Frank J. Thompson by Alan L. Saturn, atty in fact

Kathleen B. Thompson by Alan L. Saturn, atty in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 26th day of February, 2009, personally appeared Alan L. Saturn, to me known to be the person who executed the foregoing instrument on behalf of Frank J. Thompson and wife, Kathleen B. Thompson, as their Attorney in Fact, and acknowledged that Alan L. Saturn executed the same as the free act and deed of the said Frank J. Thompson and wife, Kathleen B. Thompson, as though they had personally appeared.

JENIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Witness my hand and official seal this 26th day of February, 2009.

Jenifer L Wise
Notary Public

My Commission Expires: 05/03/2010