THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
John H. Baird
2832 Desplane Drive
Nashville, TN 37217
SEND TAX BILLS TO:
Bank of America, N.A
9000 Southside Blvd., Bldg. 600
Jacksonville, FL 32256

WARRANTY DEED

(Map 162-13, Parcel 144)

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 all of which is hereby acknowledged, I, the undersigned, **MARGUERITE GALUSHA, EXECUTRIX FOR THE ESTATE OF JILL R. GALUSHA**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **JOHN H. BAIRD, unmarried**, hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 736, on the Plan of Edge of Lake Estates, Section XVII, according to plat and survey of same appearing of record in Plat Book 4460, Page 44, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Jill Renee Galusha, unmarried, by Warranty Deed from Nancy E. Melvin, unmarried, dated August 29, 2000, of record in Instrument No. 20000907-0088478 and as corrected and re-recorded in Instrument No. 20001206-0119969, in the Register's Office of Davidson County, Tennessee. Jill R. Galusha a/k/a Jill Renee Galusha died testate on June 3, 2009 and letters testamentary were issued to Marguerite Galusha to administer the decedent's estate. The property is being sold pursuant to powers granted to the executrix by the will. See probate file No. 09P-1248 in the seventh circuit court (probate division) of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 4460, Page 44; to restrictive covenants of record in 4549, Page 802, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 2832 Desplane Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20090082792 DEEDWARR
Recvd: 12/08/09 08:10 2 pgs
Fees:13.00 Taxes:370.00
20091208-0112077

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2009 real property taxes which will be prorated at closing and paid by the Grantor.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 3rd day of December, 2009.

THE ESTATE OF JILL R. GALUSHA

Marguerite Galusha, Executrix
BY: MARGUERITE GALUSHA, EXECUTRIX

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marguerite Galusha, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of the Estate of Jill R. Galusha.

Witness my hand and official seal, this the 3rd day of December, 2009.

Notary Public

My Commission Expires: **SEPTEMBER 7, 2010**

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 3rd day of December, 2009.

Notary Public

My commission expires: **SEPTEMBER 7, 2010**
File No. 20090620

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD