K 3406

G-165256

------ WARRANTY DEED ------

For and in consideration of the sum of $1200.00 (Twelve Hundred Dollars) Cash in hand paid, we JOHN C. FARMER AND WIFE HATTIE P. FARMER, Have this day bargained and sold, and do hereby transfer and convey unto the said ROBERT ROY GALBREATH AND WIFE MARY ALLEN GALBREATH, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

"Atract of land in the 10th, formerly the 22nd., Civil District of Davidson County, Tennessee, described according to a survey made on or about July 17. 1961 by Z.J. Wilkinson, Surveyor, as follows:

Beginning at a stake at an old fence post in the west margin of Union Hill Road, near the intersection of Lickton Pike, opposite a iron stake set in the center line of Union Hill Road at its intersection with Lickton Pike, opposite the Union Hill School Ball Court and an old concrete covered well on the West, being 28 feet north 67½° east of said well, being the southeast corner of the 8 acre tract conveyed to John C. Farmer and wife Hattie P. Farmer, of record in book 1584, page 219, Register's Office Davidson County, Tennessee: Thence with the westerly margin of Union Hill Road N 4° 00' E 270 feet to a steel pin, thence N 85° 30' W 433 feet to a steel pin in the boundry line of John Allen property; Thence S 4° 15' W 270 feet to a steel pin at a 16inch locust; Thence S 85° 30' E 434.5 feet to point of beginning containning 2.68 acres more or less. Being and rectangular shape cut out of the southernpart of the 8 acre tract conveyed to John C. Farmer and wife, Hattie P. Farmer, by deed from Charlie Houston Fisher and wife, Katherine W. Fisher, of record in book 1584, page 219, said Register's Office; mentioned in Guaranty Title Policy # 41825 issued by Tenn. Title Co. May 13, 1948.

To Have and to Hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said ROBERT ROY GALBREATH AND WIFE, MARY ALLEN GALBREATH, their heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said ROBERT ROY GALBREATH AND WIFE MARY ALLEN GALBREATH their heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, we, the said JOHN C. FARMER and wife, HATTIE P. FARMER, hereunto set our hands at Goodlettsville, Tennessee, this the---- 21st day of July 1962.

John C. Farmer
John C. Farmer

Hattie P. Farmer
Hattie P. Farmer

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