BK 3674

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by MAYHEW GALBREATH and wife, MELBA GALBREATH, hereinafter referred to as the Grantees, and other good and valuable considerations, receipt of which is hereby acknowledged, we. O. A. Felts and wife, Pearline Felts, hereinafter referred to as the Grantors have bargained and sold, and by these presents do transfer and convey unto the said 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 the 14th Civil District of Davidson County, Tennessee, being part of Lot No. 30 on the Garrett Plan of Ridge Lands and being further described as follows:

BEGINNING at a point in the northerly boundary line of U. S. Highway 41-A, said point being located south 79° west 266.5 feet from a stake in the southeast corner of a 33-2/5 acre tract, sold to Joe Frank Gillespie, deed to which appears of record in Book 3806, page 371, Register's Office for said County; thence with the margin of said Highway, south 79° east 100 feet to a point; thence leaving said Highway north 5 1/2° east 330 feet more or less to a stone in a fence line of the Joe Frank Gillespie property, his south line; thence north 74° west with a fence and along Gillespie's south line 23 feet more or less to an intersecting fence row and continuing along Gillespie's line north 74° west 77 feet to a point; thence leaving Gillespie's south line, south 5 1/2° west 330 feet more or less to the point of beginning. This property is unimproved and located on Clarksville Highway, Joelton, Tennessee. Send tax statements to Grantees at the same address.

Being part of the same property conveyed to O. A. Felts and wife, Pearline Felts, by deed from Alfred Hatcher, unmarried, as of record in Book 2043, page 177, Register's Office for Davidson County, Tennessee, and by two other deeds, one from William E. Nunley and wife, Alice Fay Nunley, and the other from Joe Frank Gillespie and wife, Nancy Gillespie, both of which are of record in Book_____, page_____, said Register's Office.

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.

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