WARRANTY DEED

BOOK 3922 PAGE 124

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph Sterry et ux. (NAME:)	Ralph Sterry (NAME:)	10D-33535
Route 2 (STREET ADDRESS OR ROUTE NUMBER)	Route 2 (STREET ADDRESS)	Map 16
Goodlettsville, Tennessee (CITY) (P. O. ZONE) (STATE)	Goodlettsville, Tennessee (CITY) (ZONE) (STATE)	Par. 34

For and in Consideration of the sum of Twelve Thousand Five Hundred and no/100 ---------- ($12,500.00) ---------- *DOLLARS*

of which $4,000.00 has been paid in cash by Ralph Sterry and wife, Claudine Neely Sterry, the receipt of which is hereby acknowledged, and for the remainder the said Ralph Sterry and wife have assumed and agree to pay the unpaid balance of an original indebtedness of $8,500.00 secured by deed of trust of record in book 2628, page 51, Register's Office for Davidson County, Tennessee,

We, James Edwin Galbreath and wife, Ruby A. Galbreath and Earl C. Galbreath, and Ernest B. Binkley and wife, Ruby Louise H. Binkley,

have bargained and sold, and by these presents do transfer and convey unto the said Ralph Sterry and wife, Claudine Neely Sterry, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Located in the 10th Civil District of said County and State, described as follows: Beginning at a point in the margin of a new road, and the boundary line between J. M. Binkley and W. J. Adams, and near the residence of J. M. Binkley, running thence south 67° west 1035 feet to the old road and the boundary line of G. T. Binkley; thence north 11° east 146 feet to a point in old road; thence north 66-1/2° east 429 feet to a point in said road; thence north 75° east 280 feet to a point in said road; thence north 85-3/4° east 259 feet to the point of the beginning, containing 2.18 acres, more or less. Being the same real property conveyed to James Edwin Galbreath and wife, Ruby A. Galbreath and Earl C. Galbreath, by deed from Ernest B. Binkley, of record in book 2149, page 165, Register's Office for said County.

The said Ernest B. Binkley and wife, Ruby Louise H. Binkley, join in this deed for the purpose of correcting the conveyance to James Edwin Galbreath, and wife, Ruby A. Galbreath, of record in book 2149, page 165, Register's Office for said County, wherein the said Ruby Louise H. Binkley did not join in the conveyance.

This Instrument Was Prepared By

Phillip Saindon

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ralph Sterry and wife, Claudine Neely Sterry, their *heirs and assigns, forever.*

And we *do covenant with the said* Ralph Sterry and wife, Claudine Neely Sterry, *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.*, except taxes for 1965 which are prorated and assumed by the grantees.

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* Ralph Sterry and wife, Claudine Neely Sterry, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 30th *day of* July, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Edward Hallmark

Ruby H. Hallmark

Earl C. Hallmark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, *a Notary Public in and for said County and State, the within named* James Edwin Galbreath and wife, Ruby A. Galbreath and Earl C. Galbreath,

*the bargainor*s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 10 *day of* August, *19* 65.

Alice McMahon, *Notary Public.*

Commission Expires April 25, 1966

STATE OF [illegible]
COUNTY OF [illegible]

RECORDER'S NOTE
Legibility of Writing, Typing or Printing unsatisfactory When Received.

Personally appeared before me, [illegible], *a Notary Public in and for said County and State, the within named* Ernest B. Binkley and wife, Ruby Louise H. Binkley

Ernest B. Binkley

Ruby Louise H. Binkley

*the bargainor*s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at [illegible], *this* [illegible] *day of* August, *19* 65.

Elizabeth B. Cuffman, *Notary Public.*

Commission Expires October 28 1968

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....
Notary Public

Commission Expires .....

"12,300.00

Return to
GUAR. TITLE
125050

WARRANTY DEED

FROM

James Edwin Galbreath et al.

TO

Ralph Sterry et ux.

STATE TAX $ 18.75
PROBATE .50
TOTAL $ 19.25

AUG 10 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN
PAID AUG 10 1965

CT

926 04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 11 8 14 AM '65

NOTED 1125
RECORDING FEE $2.25
DEP. REG. (SEAL)

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