Address New Owners & Send Tax Notices to:
Mr. & Mrs. James Edwin Galbreath
Bakers Station Road
Goodlettsville, Tennessee

Parcel No. 20
Map No. 6

BOOK 3926 PAGE 712

WARRANTY DEED — MADISON TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 10D 37830
SEND TAX NOTICES TO: Mr. & Mrs. James Edwin Galbreath
ADDRESS: Bakers Station Road, Goodlettsville, Tennessee

For and in Consideration of the sum of —— $10.00 ——
—— Ten and No/100 —————————— DOLLARS
Cash in hand paid and other valuable consideration the receipt of all of which is hereby acknowledged, we

JOEL E. HYDER and Wife BETTY S. HYDER



have bargained and sold, and by these presents do transfer and convey unto the said

JAMES EDWIN GALBREATH and Wife RUBY M. GALBREATH

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the 10th Civil District of Davidson County, being a part of a 107 acre tract conveyed to M. M. Cunniff by deed of record in Book 2292, page 553, Register's Office, and described as follows:

BEGINNING at a point in the center line of a branch which is south of public road and being the southeast corner of a tract of 10.2 acres conveyed to E. G. Binkley and wife, by deed from M. M. Cunniff and wife, of record in Book 2344, page 516, Register's Office for said County; thence with Binkley's line, crossing said County Road, North 9 deg. 30' West 600 feet to an iron pin; North 50 deg. 10' West 325 feet to an iron pin; North 47 deg. 15' West 458 feet to an iron pin; thence North 56 deg. 45' East 248 feet to an iron pin; thence due East 240 feet to an iron pin on the perimeter of a circular tract of land that was conveyed to Dorothy Calhoun Winton by deed from Pitt Stiles and wife, of record in Book 898, page 395, said Register's Office; thence around said curve having a radius of 120 feet in a westerly, southerly, southeasterly and northerly direction a distance of 365 feet to an iron pin a point on the perimeter of said circular tract of land; thence leaving said circle, South 33 deg. East 758 feet to an iron pin in the center line of Buck Hill Road; thence with the center line of the same, South 15 deg. East 445.5 feet to a point in the center line of a road; thence leaving said Road, North 75 deg. West 435 feet to the point of beginning, containing 11.6 acres, more or less.

Being the same property conveyed to JOEL E. HYDER , by deed from E. T. Greer, Sr. and wife, as of record in Book 3278, page 153, said Register's Office.

This conveyance is made subject to easements apparent and of record.

This is improved property at the North End of Bakers Station Road.

This instrument prepared by
COSS, JOHNSON & EDWARDS
ATTORNEYS AT LAW
303 3rd AVENUE, NORTH
SEE 37201

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES EDWIN GALBREATH and Wife RUBY M. GALBREATH their heirs and assigns, forever.

And we do covenant with the said JAMES EDWIN GALBREATH and Wife RUBY M. GALBREATH 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 1965 taxes which are prorated and will be paid by the Grantees.

And we, JOEL E. HYDER and Wife BETTY S. HYDER do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES EDWIN GALBREATH and Wife RUBY M. GALBREATH, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 17th day of August, 1965

Joel E. Hyder

Joel E. Hyder

Betty S. Hyder

Betty S. Hyder

STATE OF TENNESSEE
DAVIDSON County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOEL E. HYDER, and wife BETTY S. HYDER

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 Goodlettsville, Tennessee, this 17 day of August, 19 65

Matt N. Thomson
Notary Public

Commission Expires July 31, 1968

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF _____
County of _____

Personally appeared before me, _____, Notary Public in and for said County and State, the within named _____

the bargainor ___, with whom I am personally acquainted, and who acknowledges that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19___.

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

_____
Notary Public

Mail
Bank of Goodlettsville

WARRANTY DEED

FROM

JOEL E. HYDER, et ux

TO

JAMES EDWIN GALBREATH, et ux

STATE TAX $ 15.75
PROBATE .50
TOTAL $ 16.25

AUG 23 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID AUG 23 1965

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 23 11 24 AM '65

NOTED: BOOK 3926 PAGE 715
RECORDING FEE $ 2.00
DEP. REG. ____

9 4 3 3 4

BOOK 3926 PAGE 715

Madison Title Company
MADISON, TENNESSEE

This Instrument prepared by
COSS, JOHNSON & EDWARDS
ATTORNEYS AT LAW
303 3rd AVENUE, NORTH
NASHVILLE, TENNESSEE 37201

10,500