FORM NO. WD-1

BOOK 4891 PAGE 902

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000

Carl W. Galbreath Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 1975

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl W. Galbreath, Jr. (NAME)	Fidelity Federal Savings & Loan (NAME)	Map 60-3
166 Oak Valley Drive (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue North (STREET ADDRESS)	Pat 134
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James D. Townsend and wife, Edith Cupp Townsend

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl W. Galbreath, Jr. and wife, Lyvonne B. Galbreath

HEREINAFTER CALLED THE 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 Davidson County, Tennessee, being Lot No. 23 on the Plan of Oak Park Subdivision, Section 1, as of record in Book 3600, page 84, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Oak Valley Drive the common front corners of Lots 22 and 23; thence with the line between said lots southwardly 150.81 feet to a concrete monument at the rear corners of Lots 22, 23 and 24; thence with the line between Lots Nos. 23 and 24, westwardly 146.65 feet to a point in the easterly margin of Larkspur Drive; thence with said margin of said Drive northwardly 113.47 feet to a concrete monument at the beginning of a curve to the right having a radius of 28.35 feet; thence around said curve northeastwardly 43.94 feet to a concrete monument in the southerly margin of Oak Valley Drive; thence with said margin of said Drive, eastwardly 93 feet to the point of beginning.

Being the same property conveyed to James D. Townsend and wife, Edith Cupp Townsend by deed from Oak Park Developers, Inc. of record in Book 3995, page 416, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 166 Oak Valley Drive Nashville, Tennessee 37207
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 24th day of February, 1975

Edith Cupp Townsend

James D. Townsend

STATE OF TENNESSEE
Davidson County

BOOK 4891 PAGE 903

Personally appeared before me, Carolyn Ruane, a Notary Public in and for said County and State, the within named James D. Townsend and wife, Edith Cupp Townsend

the bargainors, 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 24th day of February, 19 75

Commission expires 5-20-78

Carolyn Ruane
Notary Public

STATE OF TENNESSEE
Davidson 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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

L#110094-7

WARRANTY DEED

FROM
James D. Townsend & wife
Edith Cupp Townsend
TO
Carl W. Galbreath, Jr. & wife
Lyvonne B. Galbreath

C 88699

IDENTIF. REFERENCE

FEB 25 3 05 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB25'75	CONV	36,000.00			
FEB25'75	S'TAX		A*	93.60	
FEB25'75	PR'FEE		A*	.50	
FEB25'75	W'DEED		A*	4.00	* 98.10