ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Leland S. Sedberry, Jr. (NAME)	SAME (NAME)	2-DA
Public Service Buidling P.O. Box 2168 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	106-16
Albuquerque, New Mexico 87103 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	45

WARRANTY DEED

For and in consideration of the sum of TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100---------- DOLLARS

of which $91,863.94 has been paid in cash, and for the remainder Grantee herein specifically assumes and agrees to perform all of the obligations required under the Deed of Trust of record in Book 5048, page 387, to secure to Home Beneficial Life Insurance Company of Virginia the payment of the sums set forth therein,

CHARLES GALBREATH and EDDIE PEN

have bargained and sold, and by these presents do transfer and convey unto the said LELAND S. SEDBERRY, JR. and wife, CAROLYN N. SEDBERRY, as tenants in common with the right of survivorship,

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

A tract of land in the 2nd Civil District of Davidson County, Tennessee, as shown on survey by Johl-Coode and Associates, dated November 5, 1975, and more particularly described as follows:

BEGINNING at a point on the southerly right-of-way line of Murfreesboro Pike at the intersection of the southerly right-of-way line of said Pike and the center line of Mill Creek; thence with the southerly right-of-way line of said Pike south 50 degrees 28 minutes East 78.88 feet to a point; thence North 39 degrees 39 minutes East 18 feet to a point on the southerly right-of-way line of said Pike; thence with the southerly right-of-way line of said Pike south 50 degrees 28 minutes East 152 feet to a point; thence South 39 degrees 21 minutes West 148.94 feet to a point; thence 39 degrees 19 minutes West 1.06 feet to a point; thence North 50 degrees 28 minutes West 199.55 feet to a point in the center line of Mill Creek; thence North 22 degrees 27 minutes East 16.39 feet to a point; thence North 26 degrees 28 minutes East 119.42 feet to the point of beginning.

BEING the same property conveyed to Charles Galbreath and Eddie Pen, by quit-claim deed from Charles Galbraeth, of record in Book 5121, page 871, Register's Office for Davidson County, Tennessee.

AUG-57	CONV	90,000.00		
AUG-57	CONV	90,000.00		
AUG-57	CONV	95,000.00		
AUG-57	S'TAX		B* 715.00	
AUG-57	PR'FEE		B* .50	
AUG-57	W'DEED		B* 4.00	* 719.50

This is improved (X) unimproved ( ) property, known as Mill Creek Center, Nashville, Tennessee (House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 30th day of June, 19 77.

Charles Galbreath — Eddie Pen

Joyce L. Galbreath

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5180 PAGE 823

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Charles Galbreath, and wife Joyce L. Galbreath, Eddie Pen and wife Grace Pen

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 30th day of June, 1977.

My commission expires 8/15/79 Notary Public Betty G. Ehresman

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 275,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James A Wacht

Sworn to and subscribed before me this 5th day of Aug., 1977.

My commission expires 8/15/79 Notary Public Betty G. Ehresman

This instrument was prepared by:
ALAN L. SATURN, Esquire, 20th Floor, First American Center, Nashville, Tennessee 37238

Name	Address

WARRANTY DEED

FROM Charles Galbreath and Eddie Pen

TO Leland S. Sedberry, Jr., et ux

CAROLYN N. SEDBERRY

F 18864

IDENTIF. REFERENCE

AUG 5 4 10 PM '77

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219