WARRANTY DEED

BOOK 5186 PAGE 563

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ronald E. Galbraith etux	HOME FEDERAL SAVINGS & LOAN	
Faith Haber Galbraith 732 Richfield Drive	(NAME) 230 4th Avenue North	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn.	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)----------
Dollars,

cash in hand and other good and valuable consideration, receipt of which is hereby acknowledged,

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory in this Document when received.

I, Nicholas A. Rose, Jr.

have this day bargained and sold, and do hereby transfer and convey unto the said Ronald E. Galbraith and wife, Faith Haber Galbraith

their XXXXX (successors), *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 157 on the Plan of Brook Meade, Section V, as of record in Book 2133, page 102, Register's Office for said County, and described as follows:

Beginning in the northeasterly margin of Richfield Drive, at the corner of Lots 157 and 158; thence southeasterly with said Drive, 100 feet to a concrete monument at the beginning of a curve; thence around said curve in an easterly direction 39.3 feet to a concrete monument in the northwesterly margin of Huckleberry Road; thence with said Road, northeasterly 309.6 feet; thence along the rear line of Lot 175, northwesterly 125.1 feet to a corner of Lots 157 and 158; thence with the line between said lots, southwesterly 336.2 feet to the beginning.

Being the same property conveyed to Nicholas J. Rose, Jr.** by deed from Burton C. West and wife, Katherine Y. West, of record in Book 4828, page 200, Register's Office for Davidson County, Tennessee, the said Becky Rose has joined in this conveyance for the purpose of conveying any interest she may * This conveyance is subject to the following encumbrances: (over)

1. 1977 Taxes to be prorated and assumed by the Grantees.
2. A 10 foot easement for public utilities along the rear line of premises and drainage and anchor easement located on premises, and a 130 foot* (cont.)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 57,500.00

Subscribed and sworn to before me, this the 17th day of August 19 77

Affiant

My commission expires: My Commission Expires Feb. 23, 1981

Notary Public

This is (unimproved ( ) improved (X)) property, known as 732 Richfield Drive, Nashville, Tn.
(House Number) (Street) P. O. Address: City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Ronald E. Galbraith and wife, Faith Haber Galbraith
their XXXXX (successors),

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as set forth above.

I *further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ronald E. Galbraith and wife, Faith Haber Galbraith
their
(XXXXX (successors)), *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* this 17th *day of* August, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Nicholas A. Rose, Jr.

Becky Rose

Becky Rose

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5186 PAGE 564

Personally appeared before me, Barbara D. Rose, *a Notary Public in and for said County and State,* Nicholas A. Rose, Jr. and wife, Becky Rose,

*the within named 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* 12th *day of* August, *19*77

My Commission Expires Feb. 23, 1981

Barbara D. Rose *Notary Public*

Commission expires

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 .....

(Continued)

building setback line from Richfield Drive, and 40 feet from unnamed street on southerly side, and conditions of owner's certificate as shown on Plan of record in Book 2133, page 102, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in Book 2291, page 87, Register's Office for Davidson County, Tennessee.

*(Cont.)
have by reason of the marital status.

** Nicholas A. Rose, Jr., being the same as Nicholas J. Rose, Jr. incorrect conveyance of record in Book 4828, page 200, Register's office for Davidson County, Tennessee.

AUG 19 77 CONV 57,500.00
AUG 19 77 TAX B* 19.50
AUG 19 77 PRTFF B* .50
AUG 19 77 W DEED 3* 4.00 * 154.00

L# 553,553,510-1 (Closing Dept.)
RETURN TO HOME FEDERAL

WARRANTY DEED

FROM
NICHOLAS A. ROSE, JR. etux

TO

RONALD E. GALBRAITH etux

E 21572

IDENTIF. REFERENCE

AUG 19 4 08 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238