Re: File #2873
PREPARED BY ALAN L. SATURN

BOOK 5309 PAGE 617

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ruby M. Gabriel	Galbreath Mortgage Co.	
(NAME) 2606 Vance Drive	(NAME) 101E. Town Street	81-6
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37208	(STREET ADDRESS) Columbus, Ohio 43215	25
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of FIVE THOUSAND FOUR HUNDRED SIXTY-ONE and 1/100 ($5,461.01) plus the assumption by buyer of a loan held by Galbreath Mortgage Company in the amount of $20,350.00 *Dollars.*

We, Rufus W. Bronaugh et ux, Mae Helen Bronaugh

have this day bargained and sold, and do hereby transfer and convey unto the said Ruby M. Gabriel, her

(successors), heirs and assigns,

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

Lot no. 1 on the Plan of Cumberland Gardens, Sec.3, as of record in Book 2854, page 146, said Registers Office, to which plan reference is herein made for a more complete description of metes and bounds.

Being the same property conveyed to grantors by instrument of record in Book 3702, page 371, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Galbreath Mortgage Company, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,811.01

Subscribed and sworn to before me, this the 5th day of July 19 78

Affiant Ruby M. Gabriel

My commission expires: 10/28/78 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2606 Vance Drive (House Number) Nashville, Tn. 37208 (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 Ruby M. Gabriel, her *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ruby M. Gabriel, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 5th *day of* July, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Rufus W. Bronaugh

Mae Helen Bronaugh

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Rufus W. Bronaugh et ux Mae Helen

the within named bargainor, 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* 5th *day of* July, *19* 78

Commission expires 10/28/78

Notary Public

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 .....

JUL 11 78	CONV	25,811.01			
JUL 11 78	S'TAX		B*	67.06	
JUL 11 78	PR'FEE		B*	.50	
JUL 11 78	W'DEED		B*	4.00	* 71.58

WARRANTY DEED

FROM

RUFUS W. BRONAUGH
RUBY M.
GABRIEL

TO

E 75957

IDENTIF. REFERENCE

Jul 11 10 58 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Alan L. Saturn, Attorney
File Box 7

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE