MAIL TO:

Bank of Goodlettsville
100 Main Street
Goodlettsville, Tennessee 37072

BOOK 5628 PAGE 822 FORM NO. WD-1

1542 07/25 45.50 CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 19 80

Notary Public

MY COMMISSION EXPIRES: 7-18-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie Galbreath and Associates (NAME)	SAME (NAME)	Lot 4 43-1 Lot 5 43-1
P.O. Box 876 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Lot 4 151 Lot 5 152
Goodlettsville, Tn. 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Lot 4 11D25583 Lot 5 11D25584

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, Geroge W. Jones, Jr. and Wife, Margaret E.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eddie Galbreath and Associates

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:

BEING Lots No. 4 and 5 on the plan of Oakwood Subdivision as of record in Plat Book 5210, page, 149, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to George W. Jones, Jr. and wife, Margaret E. Jones, by deed from James E. Yarbro and wife, Shirley A. Yarbro, of record in Book 4423, page 103, said Register's Office. This property was formerly known as the Resubdivision of record in Book 421, page 30, being known as Dixie Pure Food Company's Subdivision, said Register's Office.

THIS conveyance is subject to Restrictive Covenants of record in Book 5612, page 255, said Register's Office.

THE plan of record in Book 5210, page 149, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Sylvia Drive and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lots. And a 2.5 X 25 foot utility anchor easement located on the Southeast corner (lot 4), Southwest corner (lot 5) of said lots.

unimproved (X)
This is improved ( ) property, known as Lot 4 1209 Sylvia Drive.; Madison, Tennessee
Lot 5 1205 Sylvia Drive.; Madison, Tennessee
(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 10th day of July, 19 80

George W. Jones, Jr.

Margaret E. Jones

STATE OF TENNESSEE
Davidson County

BOOK 5628 PAGE 823

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George W. Jones, Jr. & wife Margaret E. Jones

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 Nashville, Tennessee, this 10th day of July 19 80

Commission expires 7/19/81

Brad W. Floyd
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 (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

F. 9. 9. 0. 8 7.

WARRANTY DEED

FROM
George W. Jones, Jr. and wife,
Margaret E. Jones

TO
Eddie Calbreath and Associates

IDENTIF. REFERENCE

JUL 25 9 30 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5628 PAGE 824

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			15000.00- CO	
			39.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 45.50-	
			1542A07/25/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.99087

IDENTIF. REFERENCE

JUL 25 9 30 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN.

No. 769760