THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 New Long Hollow Pike, Goodlettsville, Tennessee, 37072

2209 06/19 31.60- CHECK

# WARRANTY DEED

BOOK 5759 PAGE 416

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| EUGENE RAY GALBREATH ET UX (NAME:) | SAME (NAME:) | Map-17 Par. 224 |
| Route 3 (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Goodlettsville, Tenn. 37072 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* ...----------TEN----------

----------($10.00)---------- *DOLLARS*

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

947085

IDENTIF. REFERENCE

JUN 19 9 30 AM '81

FELIX T. ELLIS CLERK & MASTER
DAVIDSON COUNTY, TENN.

Todd Wyatt Galbreath and Susan A. Galbreath, the Grantors,

.....*have bargained and sold, and by these presents do transfer and convey unto the said* ...Eugene Ray Galbreath and wife, Betty Tinsley Galbreath.....

.....their..... *heirs and assigns, a certain tract or parcel of land in*...Davidson.....*County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 10th Civil District, Davidson County, Tennessee described as follows: Beginning at an iron pin in a fence line in the center of Old Lickton Pike, a point in Joe Henley's line; thence leaving the Pike and with a fence line South 52° East 317.5 feet to a post; thence with a line of set fence post South 65° 20' East 346.0 feet to an iron pin in a pile of rocks; thence South 3° West 365.4 feet (over a small hill) to a fence post and iron pin; thence with a new surveyed line for the next seven (7) calls, North 40° West 277.0 feet to an iron pin; thence North 21° West 188.0 feet to an iron pin near a walnut tree approximately 30 feet Northeast of a spring; thence North 73° West 142.0 feet to an iron pin; thence North 68° West 140.0 feet to an iron pin by a 18-inch black cherry tree; thence North 88° 10' West 200.0 feet to an iron pin; thence South 76° West 200.0 feet to an iron pin; thence North 25° West 130.0 feet to an iron pin in the center of Old Lickton Pike; thence with the center of Old Pike, North 73° 15' East 100.0 feet to an iron pin; thence with the center line of Pike North 79° East 311 feet to an iron pin; thence with Pike generally North 19° West 64.0 feet (passing through the edge of a large beech tree a corner in Joe Henley's deed), to an iron pin in the center of Old Lickton Pike, the point of beginning, containing 3.55 acres, more or less.

Being the same property conveyed to Todd Wyatt Galbreath and wife, Susan A. Galbreath by deed from Eugene Ray Galbreath and wife, Betty Tinsley Galbreath, of record in Book 4938, Page 156, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,500.00

Subscribed and sworn to before me, this the 14th day of May 19 81

Judy F. Collins
Affiant

My commission expires: 10-15-83 (Affix Seal)

Notary Public

And the said Todd Wyatt Galbreath and Susan A. Galbreath having since divorced, the property became vested as tenants in common.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Eugene Ray Galbreath and wife, Betty Tinsley Galbreath, their *heirs and assigns, forever.*

*And* we *do covenant with the said* Eugene Ray Galbreath and wife, Betty Tinsley Galbreath *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.*

*And* Todd Wyatt Galbreath and Susan A. Galbreath *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Eugene Ray Galbreath and wife, Betty Tinsley Galbreath, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our hands this 4th day of May, 1981, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Todd Wyatt Galbreath
Todd Wyatt Galbreath
Susan A. Galbreath
Susan A. Galbreath

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Todd Wyatt Galbreath and Susan A. Galbreath

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 4th day of May, 19 81.

Judy P Adkisson, Notary Public.

Commission Expires 7-18-82

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STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19 .

, Notary Public.

Commission Expires

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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 .

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF BOOK 5759 PAGE 419

FOR

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 8500.00- CO | |
| | | | 22.10 CO TX | |
| | | | .50 PRFEE | |
| | | | 9.00 TDEED | |
| | | | CHECK | 31.60- |
| | | | 2229A06/19/81 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

647U85

IDENTIF. REFERENCE

JUN 19 9 30 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

**No.** 828299