Prepared By:
Gail Pigg, Attorney
One Commerce Place
Nashville, TN 37239

114905-3

WARRANTY DEED

BOOK 6304 PAGE 252

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charles F. Galbreath and wife, Joyce L. Galbreath	Fidelity Federal Savings & Loan Association	93-11-A
Lot 105 Academy Square (NAME / STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (NAME / STREET ADDRESS)	Part 105 RN
Nashville, Tennessee (CITY / STATE / ZIP)	Nashville, Tennessee 37219 (CITY / STATE / ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

HAURY & SMITH CONTRACTORS, INC.

have this day bargained and sold, and do hereby transfer and convey unto the said
CHARLES F. GALBREATH and wife, JOYCE L. GALBREATH

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Academy Square of record in Book 5200, page 614, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Haury & Smith Contractors, Inc., by deed from Metropolitan Development and Housing Agency, of record in Book 6070, page 280, said Register's Office.

This conveyance is subject to covenants, conditions and restrictions of record in Book 6117, page 681, said Register's Office, as amended in Book 6222, page 873, and to the conditions set forth in the Charter of Academy Square, Inc., of record in Book 6125, page 384, said Register's Office, a non-profit Homeowner's Association organized under the State of Tennessee and the By-Laws of said corporation, of record in Book 6117, page 700, said Register's Office. Said covenants, conditions and restrictions contain an assessment for common charges.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 53,900.00

Subscribed and sworn to before me, this the 30th day of May, 1984

Affiant

My commission expires 1/20/85 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as 105 Academy Square, Nashville, Tennessee
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (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 except for Plan in Bk.5200,P.614;Bk.6117,P.681;Bk.6117,P.700;Bk.6125,P.384;and easement in Bk.6222,P.873.

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

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* May, 19 84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Haury & Smith Contractors, Inc.

By: Stephen B. Smith, Secretary-Treasurer

CHECK
05/31 146.64
1048

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6304 PAGE 253

Personally appeared before me, ... *, a Notary Public in and for said County and State,* .....

the within named 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 ..... *Tennessee, this* ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Gail Pigg *, a Notary Public of the State and County aforesaid, personally appeared* Stephen B. Smith *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Secretary. Treasurer *of the* Haury & Smith Contractors, Inc. *the within named bargainor, a corporation, and that* he *as such* Secretary-Treasurer *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Secretary-Treasurer

Witness my hand and seal, at office in Nashville, Tennessee *this* 30th *day of* May, *19*84

Gail Pigg *Notary Public*

Commission expires 1/20/85

I 2 5 7 9 8

IDENTIF. REFERENCE

MAY 31 3 45 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Haury & Smith Contractors, Inc.

TO
Charles Galbreath, et ux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ BOOK 6304 PAGE 254

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

53903.00- CAMT.
140.14 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 146.64-.
1048A05/31/64 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12578

IDENTIF. REFERENCE

MAY 31 3 45 PM '84

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

No. 0040451