This deed prepared by:
Dennis Wright, Attorney
632 Old Hickory Boulevard
Madison, Tennessee 37116

BOOK 6597 PAGE 767

WARRANTY DEED

Address new owner as:	Send tax bills to:	Map-Parcel
Charles P. Leitch	1st Investment Co.Mtge.Bankers	17
5559 Lickton Pike	4300 E. Broad Street	136
Goodlettsville, Tennessee	Columbus, Ohio	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, which includes the assumption by Charles P. Leitch and wife, Jean M. Leitch of that debt secured by a deed of trust of record in Book _____, page _____, Register's Office for Davidson County, Tennessee, we, John R. Galbreath and wife, Ann H. Galbreath, have this day bargained and sold, and do hereby transfer and convey to the said Charles P. Leitch and wife, Jean M. Leitch, their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Situated in the 10th Civil Dist. of said County and State, more particularly described as follows:
Bounded on the South by Mrs. Edna Lee, bounded on the East by Mrs. Ida Harris and on the North and West by Lickton Pike, containing one-half acre, more or less.
Being the same property conveyed to Eugene Galbreath and wife, by deed from J. J. Bowers and wife, of record in Book 1338, page 579, R.O.D.C., Tenn.,
And being the same property conveyed to John R. Galbreath and wife, Ann H. Galbreath by deed from Eugene Galbreath et ux, of record in Book 4252, page 938, R.O.D.C., Tenn.

This is improved property known as 5559 Lickton Pike, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Charles P. Leitch and wife, Jean M. Leitch, their heirs and assigns, forever.

And we, John R. Galbreath and wife, Ann H. Galbreath, do covenant with the said Charles P. Leitch and wife, Jean M. Leitch that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as set out above.

And we, John R. Galbreath and wife, Ann H. 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 Charles P. Leitch and wife,

4328

Jean M. Leitch, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 1ST day of July, 1985.

John R. Galbreath
GRANTOR

Ann H. Galbreath
GRANTOR

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John R. Galbreath and wife, Ann H. Galbreath, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1ST day of July, 1985.

NOTARY PUBLIC

My commission expires:
July 18, 1987

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $33,000.00.

Charles P Leitch
AFFIANT

Subscribed and sworn to before me, this 1ST day of July, 1985.

NOTARY PUBLIC

My commission expires:
July 18, 1987

J 18026
T
IDENTIF. REFERENCE
JUL 9 10 12 AM '85
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN
RUSH

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6597 PAGE 769

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

33000.00- CAMT.
85.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 92.30-
4326A07/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J1:8026

IDENTIF. REFERENCE

JUL 3 10 12 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 150609