This instrument prepared by: Charles Friddell
P. O. Box 3046
Nashville, TN 3721

WARRANTY DEED

BOOK 7091 PAGE 295

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
W. Rodger Giles, Inc. (NAME)	Same (NAME)	34-5
P. O. Box 3596 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Part of Parcel
Augusta, GA 30904 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	98

FOR AND IN CONSIDERATION of the sum of One Hundred Nine Thousand Five Hundred ($109,500.00) *Dollars,*

Charles Galbreath and wife, Joyce Galbreath

have this day bargained and sold, and do hereby transfer and convey unto the said W. Rodger Giles, Inc., a Georgia Corporation, its *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

(EXHIBIT A ATTACHED HERETO)

78860

IDENTIFICATION REFERENCE

DEC 31 5 17 PM '86

FELIX Z. ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 109,500.00

Subscribed and sworn to before me, this the 30th day of December 19 86

Affiant Deborah Honeycutt

My commission expires: 7-9-89 (Affix Seal)

Notary Public Melissa A. Portle

This is unimproved (X) improved ( ) property, known as Gleaves Street, Goodlettsville, TN 37072 (House Number) (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 W. Rodger Giles, Inc., its *(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* our *heirs and representatives, to warrant and forever defend the title to said real estate to said* W. Rodger Giles, Inc., its *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 30th day of December, 19 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles Galbreath
CHARLES GALBREATH BY Deborah Honeycutt, P.O.A.
DEBORAH HONEYCUTT, P.O.A.

Joyce Galbreath
JOYCE GALBREATH BY Deborah Honeycutt, P.O.A.
DEBORAH HONEYCUTT, P.O.A.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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, ..., 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.....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of December, 1986, before me personally appeared Deborah Honeycutt, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Charles Galbreath and wife, Joyce Galbreath acknowledged that she executed the same as the free act and deed of said Charles Galbreath and wife, Joyce Galbreath.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of December, 1986.

Melissa A. Pirtle
NOTARY PUBLIC

My Commission Expires: 7-9-89

MELISSA A. PIRTLE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
CHARLES GALBREATH AND WIFE, JOYCE GALBREATH

TO
W. RODGER GILES, INC., a GEORGIA CORPORATION

Compliments of

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

EXHIBIT A

A tract of land in the Second Civil District of Davidson County, City of Goodlettsville, Tennessee. Being a portion of Lot No. 17 as shown on the map of Alta Loma Subdivision as recorded in Plat Book 421, Page 44, R.O.D.C., Tennessee and being more particularly described as follows:

Beginning at a concrete monument set on the west right-of-way line of Gleaves Street (50 foot right-of-way). Said monument being the southeast corner of the one lot subdivision for the Rivergate Skate Center as recorded in Plat Book 5190, Page 8, R.O.D.C., Tennessee; thence,

1. Continuing with said right-of-way line, southwestwardly with a 502.50 foot radius curve to the left 147.77 feet to an existing iron pin; said curve has a chord bearing and distance of S22°20'44"W 147.24 feet; thence

2. Continuing with said right-of-way line, S13°57'19"W, 2.23 feet to an iron pin set; thence,

3. Leaving said right-of-way line, with a new line, N64°59'05"W, 200.02 feet to an iron pin set; thence

4. N22°24'31"E, 156.81 feet to an iron pin set in the south line of the one lot subdivision for the Rivergate Skate Center; thence

5. Continuing with said south line S62°52'22"E, 200.00 feet to the point of beginning and containing 30,000 square feet or 0.69 of an acre, more or less.

Property is a portion of Parcel (98) as shown on Davidson County Property Map No. 34-5 and also being a portion of the same property conveyed to Charles Galbreath as of record in Deed Book 6978, Page 167, R.O.D.C., Tennessee.

Said Parcel being more specifically described as Lot No. 1 on the re-subdivision of Lot 17 and Part of 18 as filed of record by survey of Ragan-Smith-Murphy & Associates, Inc. in Book 6900, Page 176, Register's Office for Davidson County, Tennessee.

Grantee is granted full right and use of fifteen (15) foot utility easement along Gleaves Road to construct, repair, and maintain water service line or other utilities as are necessary. Such easement is shown on Plat of Record in Book 6900, Page 176, R.O.D.C., Tennessee.

Real Property Taxes for 1986 have been prorated and Grantee assumes payment thereof.

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

RECEIVED OF _____

FOR _____

BOOK 7091 PAGE 298

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

[illegible] CAMT.
[illegible] CTAX
.50 [illegible]
2.00 [illegible]
CHECK 316.10-
3721[illegible]/31/86 BAL .?

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78860

IDENTIFICATION REFERENCE

Dec 31 5 17 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29388