Mail

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

WARRANTY DEED

BOOK 7092 PAGE 716

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Galbreath Bros Plumbing Co., Inc., etal 104 East St. Goodlettsville, Tn 37072	SAME AS NEW OWNER	Map 26-1 Parcel 3 GO-09763

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, LADYE D. MOORE, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said GALBREATH BROS. PLUMBING CO., INC., a Tennessee Corporation, hereinafter referred to as the "GRANTEE", its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, City of Goodlettsville, described as follows, to-wit:

BEGINNING at a point in the westerly margin of Old Two Mile Pike a corner to the property of Buist Carr; thence S 86 deg. 10' W, 285 feet to a point; thence N 03 deg. 50' W, 50 feet to a point; thence N 86 deg. 10' E, 240 feet to a point; thence with a curve to the right having a radius of 40 feet, a distance of 33.2 feet to a point; thence S 46 deg. 20' E, 35 feet to the point of beginning, containing 14,000 square feet, more or less.

Being part of the same property conveyed to H. Roscoe Drake and Ladye D. Moore, by deed from E. Hudson Drake, a widower, of record in Book 4934, page 79, Register's Office, Davidson County, Tennessee. And H. Roscoe Drake died testate, a citizen and resident of Davidson County, Tennessee on November 29, 1976 and by the terms of his Last Will and Testament of record in Will Book 118, page 631, County Court Clerk's Office for Davidson County, Tennessee, Docket No. 63666, the said H. Roscoe Drake devised his interest in the property hereinabove described to Ladye Frances Moore, his daughter and only heir-at-law. Ladye Frances Moore is one and the same person as Ladye D. Moore. The decedents estate has been closed and all debts, taxes and costs of administration have been fully paid.

This conveyance is subject to a drainage easement across the said property and to a temporary construction easement for Long Hollow Pike granted to the City of Goodlettsville, if applicable.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging

to the said GRANTEE, its successors and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except 1986 State, County and City of Goodlettsville taxes paid in full by the Grantor without proration.

And I, the GRANTOR, do further covenant and bind myself, my, heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 31 day of December, 1986.

LADYE D. MOORE

IDENTIFICATION REFERENCE
JAN 2 9 35 AM '87
W. E. WILSON JR. REGISTER
DAVIDSON COUNTY, TN
87 9218

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 LADYE D. MOORE, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 31 day of December, 1986.

NOTARY PUBLIC

My Commission Expires: 11-1-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Affiant

Sworn to and subscribed before me, this the 31st day of December, 1986.

NOTARY PUBLIC

My Commission Expires: 1-19-88

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

RECEIVED OF _____

FOR _____

BOOK 7092 PAGE 718

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] CASH 75.00-
[illegible] CHK [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79218

IDENTIFICATION REFERENCE

JAN 2 9 35 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No29753