1 0 1 — 2108 2663

STATE OF TENNESSEE BOOK 7204 PAGE 513
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $68,700.00

Wanda Fulks
Affiant

Subscribed and sworn to before me, this 15th day of April, 1987.

Heather Potts
Notary Public

My Commission Expires: 11-1-89

This instrument prepared by
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

Mortgagee:

Metropolitan Federal Savings and
Loan Association
P.O. Box 995
Nashville, Tennessee 37202-0995

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Mark W. Honeycutt and wife, Deborah Faye Honeycutt 120 Cumberland Trace Nash. TN 37214	Metropolitan Federal Savings and Loan Association P.O. Box 995 Nashville, Tennessee 37202-0995	135-146

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, CHARLES GALBREATH AND WIFE, JOYCE L. GALBREATH, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MARK W. HONEYCUTT AND WIFE, DEBORAH FAYE HONEYCUTT, hereinafter called the Grantees, a one-half (1/2) undivided interest, their heirs and assigns, in a certain tract or parcel of land in Davidson County, State of Tennessee, described on the attached Exhibit A for a more complete legal description.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IDENTIFICATION REFERENCE
APR 15 3 34 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
15341

This is (X) improved property, known as: 1794 REYNOLDS ROAD
( ) unimproved (House Number) (Street)

NASHVILLE, TN 37214
(City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, theirs heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 15th day of APRIL, 1987.

Charles Galbreath

Joyce L. 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 Charles Galbreath & wf. Joyce L. Galbreath the bargainors, 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 and official seal at Nashville, Tennessee, this the 15th day of APRIL, 1987.

Notary Public

My Commission Expires:
11-1-87

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 DEBORAH FAYE HONEYCUTT with whom I am personally acquainted, and who acknowledged that she executed the within instrument on behalf of JOYCE L. GALBREATH as her Attorney in Fact as the free act and deed of the within named JOYCE L. GALBREATH.

Witness my hand and official seal at Nashville, Tennessee, the day of April, 1987.

my commission expires

notary public

EXHIBIT A

LEGAL DESCRIPTION

A tract of land in the 2nd (formerly 5th) Civil District of Davidson County, Tennessee, described according to an unrecorded survey dated July 22, 1985, by Paul Burton Crockett, Tennessee Registered Land Surveyor No. 1394, as follows:

Beginning at a railroad spike in the easterly margin of Reynolds Road, said point being the northwesterly corner of the tract and also being the northwesterly corner of the larger tract described described in Book 2089, page 601, Register's Office for Davidson County, Tennessee; thence leaving said road margin and running with the centerline of an old lane, South 83 deg. 30 min. 31 sec. East 390.29 feet to a point; thence continuing with said centerline, South 83 deg. 43 min. 57 sec. East 309.06 feet to a point; thence continuing with said centerline, South 83 deg. 28 min. 24 sec. East 312.73 feet to an iron pin; thence with the common line to property of Gardner, South 06 deg. 36 min. 57 sec. West 94.53 feet to an iron pin; continuing thence with Gardner, South 07 deg. 27 min. 34 sec. West 313.94 feet to a fence post; thence leaving Gardner's line and running with the property of Ezell, South 08 deg. 09 min. 20 sec. West 48.76 feet to an iron pin; thence leaving Ezell's line and running with the property of Smith, North 71 deg. 54 min. 55 sec. West 404.30 feet to a post; thence continuing with Smith, North 71 deg. 49 min. 22 sec. West 188.71 feet to a point; thence continuing with Smith, North 67 deg. 33 min. 45 sec. West 106.93 feet to a post; thence continuing with Smith 74 deg. 43 min. 57 sec. West 383.44 feet to an iron pin in the easterly margin of Reynolds Road; thence with said road margin North 19 deg. 29 min. 42 sec. East 255.35 feet to the point of beginning, and containing 8.40 acres, more or less.

Being the same property conveyed to M. W. Honeycutt and Charles Galbreath, as tenants in common, by deed from Barry A. Dotson and wife, Pauline B. Dotson, of record in Book 6647, page 483, Register's Office for said County. By Quitclaim Deed of record in Book 7119, page 224, said Register's Office, M. W. Honeycutt and wife, Deborah F. Honeycutt conveyed their interest in subject property to Charles Galbreath.

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

RECEIVED OF _____

FOR _____ BOOK 7204 PAGE 516

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

6870 . 0- CASH
[illegible] CHECK
.50
2.00 MISC
CHECK 201.06-
5018/54/1587 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15341.

IDENTIFICATION REFERENCE

APR 15 3 35 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 69836