THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

mail

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WARRANTY DEED BOOK 8110 PAGE 757

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Robert R. Galbreath, et ux 5778 Lickton Pike Goodlettsville, Tn. 37072	Same as New Owner	Map 24 Parcel 11 Field Book No.: 10D 01610

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, ROY LEE TAYLOR, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto ROBERT R. GALBREATH and wife, MARY ALLEN GALBREATH, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in the Second District of Davidson County, Tennessee. Being a portion of the property of Lee Roy Taylor as of record in Deed Book 4634, page 990, Register's Office for Davidson County, Tennessee, according to a survey dated January 18, 1990 by Donald R. Carver, Registered Land Surveyor No. 271, described as follows:

Being Lot one on the plat of Lee Roy Taylor Property as of record in Plat Book 6050, page 426, Register's Office for Davidson County, Tennessee; described as follows:

Beginning at a concrete monument on the northern margin of Brick Church Pike, said point being the southern corner of the property of Charles L. Johnson (Deed Book 5821, page 785, Register's Office for Davidson County, Tennessee), and being the south east corner of this parcel; thence with the margin of Brick Church Pike, South 41 deg. 47' 54" West 134.43 feet to a concrete monument; thence leaving said road margin; North 48 deg. 16' 44" West 677.46 feet to an iron pin; thence North 42 deg. 17' 57" East 237.84 feet to an iron pin at an elm tree on the line of Charles L. Johnson; thence with the line of Charles L. Johnson for the next six calls, South 53 deg. 56' 01" East 59.90 feet to an iron pin at a walnut tree; thence continuing, South 41 deg. 07' 36" East 150.07 feet to an iron pin; thence continuing South 40 deg. 04' 41" East 103.86 feet to an iron pin; thence continuing South 40 deg. 06' 53" East 102.30 feet to an iron pin; thence continuing 42 deg. 31' 22" East 116.25 feet to an iron pin; thence continuing 29 deg. 37' 41" East 155.15 feet to the point of beginning, containing 3.164 acres, more or less.

Being a portion of the same property conveyed to Lee Roy Taylor by deed from Bessie O. Taylor of record in Book 4634, page 990, Register's Office for Davidson County, Tennessee.

EASEMENT-SEWERAGE SOIL ABSORPTION SYSTEM:
Grantor further conveys to the Grantees, their heirs or assigns, a permanent easement for a secondary sewerage soil absorption system extending approximately one foot onto a roadway or driveway leading to the Grantor's property, as shown on the Plan of record in Book 6050, page 426, Register's Office for Davidson County, Tennessee.

EASEMENT-ENGRESS AND EGRESS:
The Grantor further conveys to the Grantees or the heirs of the Grantees, an easement for engress and egress across a roadway or driveway extending 25 feet in width in a southwesterly direction from the southwesterly line of the above described tract and running from Brick Church Pike to the remaining property of the Grantor of record in Book 4634, page 990, Register's Office for Davidson County, Tennessee, said easement being more particularly and specifically described as follows, to-wit:

Beginning at a concrete monument in the northwesterly margin of Brick Church Pike, the southerly corner of the tract hereinabove described; thence with said margin of Brick Church Pike South 41 deg. 47' 54" West 25.0 feet to a point; thence North 48 deg. 16' 44" West 677.46 feet to a point; thence North 42 deg. 17' 57" East 25 feet to an iron pin; thence South 48 deg. 16' 44" East 677.46 feet to the point of beginning.

Notwithstanding, in the event the Grantor or the Grantor's heirs ever sell, transfer or convey the property hereinabove described, this easement shall automatically become null and void, and of no further force or effect, whatsoever.

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 I, the GRANTOR, do covenant with the said GRANTEES, 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 as follows:

1. Taxes for the year 1990, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid in full by the GRANTOR when they become due.

2. Subject to any and all matters as shown on the Plan of record of the Lee Roy Taylor Property of record in Book 6050, page 426, said Register's Office.

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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 15th day of May, 1990.

Lee Roy Taylor
LEE ROY TAYLOR

FILED MAY 17 9 40 AM '90
IDENTIFICATION REFERENCE
26775

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEE ROY TAYLOR, a single man, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 15th day of May, 1990.

Kathy Burnett White
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

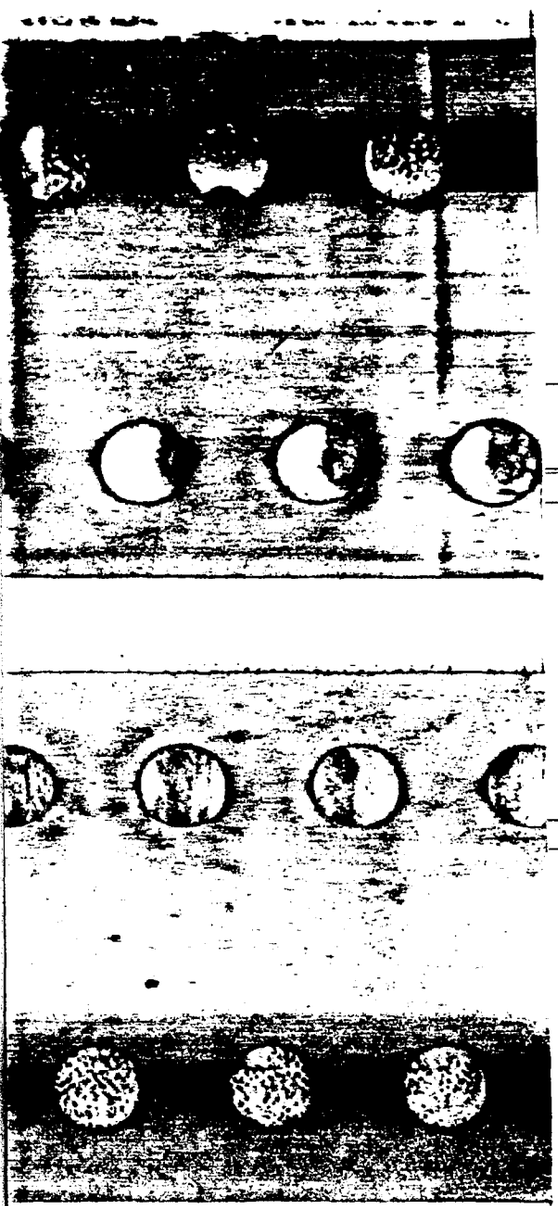
The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Robert R. Galbreath
Affiant

Sworn to and subscribed before me, this the 15th day of May, 1990.

Kathy Burnett White
NOTARY PUBLIC

My Commission Expires: 12/29/93



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

RECEIVED OF _____

FOR _____

BOOK 8110 PAGE 759

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
				CAMT 55000.00
				CON TX 181.50
				PRFEE 1.00
				MDEED 6.00
				TOTAL 188.50
				CHECK 188.50
05/17/90	01			09:43 0001 2258

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2677.5

IDENTIFICATION REFERENCE

MAY 17 9 40 AM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 319703