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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,025.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF Feb. 1991

Notary Public

MY COMMISSION EXPIRES: March 3, 1992

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lois Dean Sullivan and Jewel Simmons -201 Shute Lane, Old Hickory, Tn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby G. Galbraith (NAME)	Same (NAME)	044-05-0 047.00
2300 31 W (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Whitehouse, Tn. 37188 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I WE, Lois Dean Sullivan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby Galbraith

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being lot no. 39 on Plan of Scenic View Subdivision in the 4th Civil District of Davidson County, Tennessee, according to an unrecorded plan prepared by W.W. Turner Co., Engineers, on August 20, 1948, but not of record, said lot is more particularly described as follows; starting with a concrete monument at the west end of the return at the northwest corner of the intersection of Keeton Avenue with a 50 ft. dedication for a street, and running thence in a northwesterly direction along the northerly margin of Keeton Avenue a distance of 458.8 feet to an iron pin in the common corner along lots 39 and 40 and the point of beginning, and running thence the following coarses and distances;

In a northwesterly direction along the northerly margin of Keeton Avenue 97.0 feet to the common corner between lots 38 and 39; thence in a northeasterly direction along the common line between lots 38 and 39 for a distance of 143.2 feet to an iron pin located in the southerly margin of the H.E. Richardson's property; thence south 46 degrees 31' east along the said Richardson's property 97.0 feet to an iron pin, thence in a southwesterly direction along the common line between lots 39 and 40 for a distance of 144.2 feet to an iron pin and the point of beginning. Being the same property as conveyed to Herbert Sullivan ETUX, Lois Dean Sullivan by Warranty Deed as of record in Book 2861, Page 593 R.O.D.C., Tennessee.

This conveyance is made subject to and including all conditions easements; and covenants as of record in said Deed Book 2861, Page 593, R.O.D.C., Tennessee.

This is unimproved ( ) improved ( ) property, known as 313 Keeton Avenue, Old Hickory, Tennessee 37138
(House Number) (Street) (P. O. Address) (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 seised 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 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. 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 hand this 27th day of Feb., 1991

Lois Dean Sullivan

STATE OF TENNESSEE
DAVIDSON COUNTY

PERSONAL ACKNOWLEDGMENT

Personally appeared before me, Jewel Simmons a Notary Public in and for said County and State, the within named Lois Dean Sullivan the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that She executed the within instument for the purpose therin contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of Feb. 19 91.

Commission expires March 3, 1992 Notary Public Jewel Simmons

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

TO

1553.4.

IDENTIFICATION REFERENCE

MAY 20 2 03 PM '91

PICK-UP

3560 05/20 0101 03CHECK 30.10



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 7025.00
				CON TX 23.10
				PRFEE 1.00
				WDEED 6.00
				TOTAL 30.10
				CHECK 30.10

05/20/91 01 14:05 0001 3560

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1553.4

IDENTIFT REFERENCE

MAY 20 2 03 PM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 423149