This Instrument Prepared By:
John R. Bradley & Associates
311 East Main, Suite 3
Hendersonville, Tennessee 37075

Send Tax Bills To
New Property Owner:
Michael E. Galbreath
115 East Avenue
Goodlettsville, Tennessee 37072

Map and Parcel Number: 026-01-0 023.00

Field Book Number: GO 07856

9990 12/09 0101 03CHECK 164.40

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **THOMAS S. GAMMONS** and wife, **BENITA RALPH GAMMONS**, as Grantors, have this day bargained and sold, and do hereby transfer and convey unto **MICHAEL E. GALBREATH** and wife, **LAURA D. GALBREATH**, as Grantees, their heirs and assigns, forever, a certain tract of land, described as follows:

> LAND in Davidson County, Tennessee, being the westerly one-half of Lot No. 22 and the entire front and easterly rear 20 feet of Lot No. 23, Block "F", on the map of Roscoe Place, Second Addition, of record in Book 843, Page 73, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Said parts of said lots front together 75 feet on the southwesterly side of Hudson Avenue and run back 150 feet on the southeasterly line and 152 feet on the northwesterly line, to a dead line on which they measure 45 feet.
>
> BEING the same property conveyed to Thomas S. Gammons and wife, Benita Ralph Gammons, by deed of record in Book 2753, Page 515, Register's Office, Davidson County, Tennessee.
>
> This property is conveyed subject to restrictive covenants of record in Book 1117, Page 653, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with all improvements thereon and all appurtenances thereunto, belonging unto the said Grantors, their heirs and assigns, forever.

WE DO COVENANT with the said Grantors, their heirs and assigns, that we are lawfully seized and possessed of said property, and have a perfect right to convey the same, that the same is free and clear of all encumbrances, EXCEPT for applicable zoning and building regulations, all visible easements, all easements of record, restrictive covenants and setback lines of record, and 1992 real estate taxes, and the title to said property we will forever warrant and defend against the claims and demands of all persons whomsoever.

THIS IS IMPROVED PROPERTY LOCATED AT 115 EAST AVENUE, GOODLETTSVILLE, TENNESSEE 37072.

IN TESTIMONY WHEREOF, we hereunto set our hands this the 5th day of December, 1992.

GRANTORS:

THOMAS S. GAMMONS

BENITA RALPH GAMMONS

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THOMAS S. GAMMONS and wife, BENITA R. GAMMONS, 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 Sumner County, Tennessee, this the 5th day of December, 1992.

NOTARY PUBLIC

My Commission Expires: 7/16/94

STATE OF TENNESSEE

COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $42,000.00.

AFFIANT

Subscribed and sworn to before me this the 5th day of December, 1992.

NOTARY PUBLIC

My Commission Expires: 7/16/94

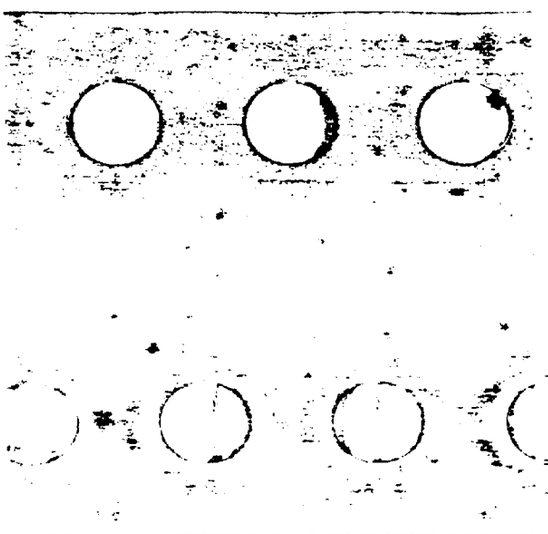
7.22224

IDENTIFICATION REFERENCE

DEC 9 1 51 PM '92

DAVIDSON COUNTY, TN

MAIL ENV.



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8809 PAGE 458

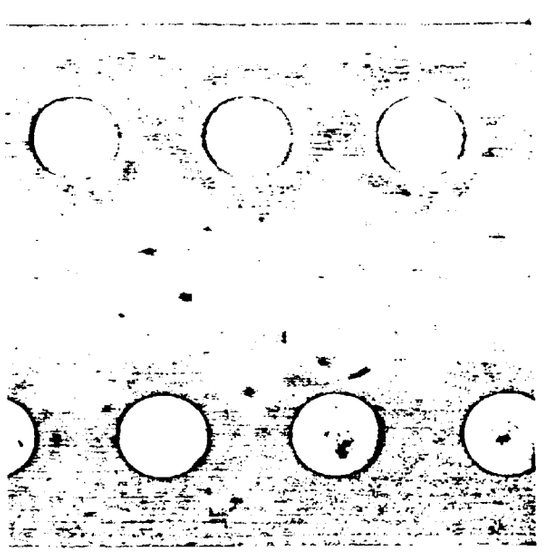
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	42000.00
CON TX	155.40
PRFEE	1.00
WDEED	8.00
TOTAL	164.40
CHECK	164.40

12/09/92 01 13:49 0001 9990

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



7.2.2.2 4.

IDENTIFICATION REFERENCE

DEC 9 1 51 PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 599216