THIS INSTRUMENT PREPARED BY:

mail

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

BOOK 9533 PG 547

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jack Alan Fuller, et ux 1636 Union Hill Rd. Goodlettsville, TN 37072	Same as New Owner	Map 17 Parcel 198

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, JOHN B. GALBREATH and wife, PATRICIA GALBREATH, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JACK ALAN FULLER and wife, PATRICIA A. FULLER, 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:

A certain tract or parcel of land in the Tenth Civil District of Davidson County, Tennessee, described according to a survey dated November 8, 1988, revised on December 9, 1988, and further revised on December 21, 1988, by Ray G. Cole, Registered Land Surveyor, Number 924, Job No. 88-210, and further identified as Tract 5 on the survey of the Jim Sisco property being more particularly and specifically described as follows, to-wit:

TRACT 5: BEGINNING at an iron pin set, corner to Johnny Ray Brooks Property of record in Deed Book 6146, page 985, Register's Office for Davidson County, Tennessee, corner to Charles D. Spurlock, and being the most northwest corner of this tract; thence, with the line of said Spurlock for the next four calls as follows: S 9 deg. 29 min. 59 sec. E 147.00 feet to an iron pin set; thence, S 27 deg. 12 min. 59 sec. E 68.30 feet to an iron pin set; thence S 53 deg. 16 min. 59 sec. E 79.30 feet to an iron pin set; thence S 83 deg. 56 min. 59 sec. E 68.74 feet to an iron pin set, said point being in the line of said Spurlock, and being the most northwest corner of Tract 4 this survey; thence with the line of said Tract 4 S 8 deg. 57 min. 31 sec. W passing an iron pin set in the center of a private Road at 163.13 feet and in all a total of 653.71 feet to an iron pin set; thence S 59 deg. 54 min. 06 sec. W 265.55 feet to an existing corner rock; thence N 7 deg. 10 min. 27 sec. E 1018.69 feet to an iron pin set, corner to said Brooks; thence with the line of said Brooks N 30 deg. 36 min. 09 sec. E 33.20 feet to the beginning, containing 4.02 acres more or less.

BEING the same property conveyed to John B. Galbreath and wife, Patricia Galbreath, by deed from Daniel W. Caldwell and wife, Debra M. Caldwell, of record in Book 8681, page 550, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is unimproved property on Lickton Pike, Goodlettsville, TN 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1994, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to restrictive covenants as set forth in the deed of record in Book 7745, page 992, said Register's Office.

3. Subject to easement for 10 foot utility and easements for ingress and egress of as set forth in the deed of record in Book 7745, page 992, said Register's Office.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 30th day of November, 1994.

"GRANTORS"

JOHN B. GALBREATH

PATRICIA GALBREATH

"GRANTEES"

JACK ALAN FULLER

PATRICIA A. FULLER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN B. GALBREATH and wife, PATRICIA GALBREATH, and JACK ALAN FULLER and wife, PATRICIA A. FULLER, 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, at office, this the 30th day of November, 1994.

NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $13,000.00.

Affiant

Sworn to and subscribed before me, this the 30th day of November, 1994:

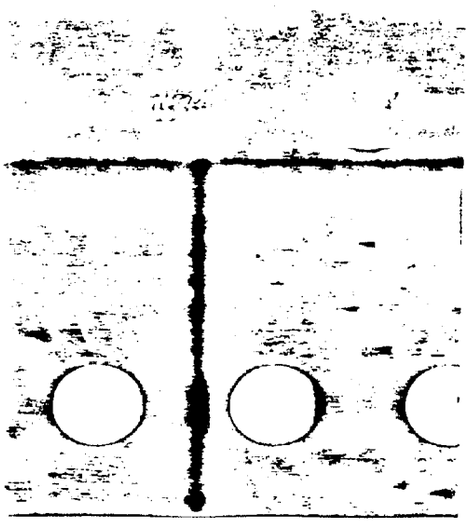
NOTARY PUBLIC

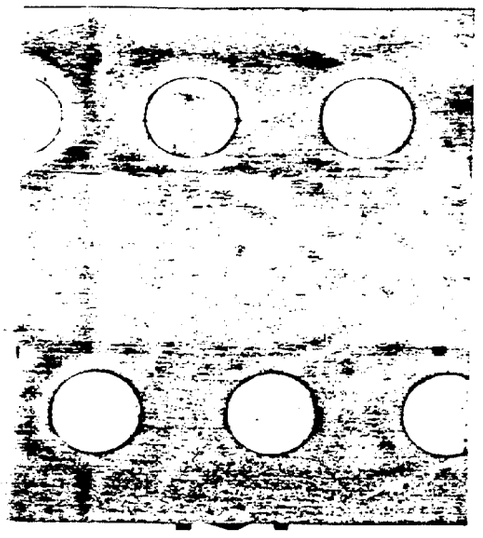
My Commission Expires: 12/6/97

13137
IDENTIFICATION REFERENCE

DEC -1 AM 9:10
DAVIDSON COUNTY REGISTER

3590 12/01 0101 03CHECK 57.10





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

RECEIVED OF _____

FOR _____

BOOK 9533 PG 549

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 13000.00
				CON TX 48.10
				PRFEE 1.00
				WDEED 8.00
				TOTAL 57.10
				CHECK 57.10
12/01/94	01			09:10 0001 8590

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13137
IDENTIF. & REFERENCE

94 DEC -1 AM 9:10

REGISTER
DAVIDSON CO. TENN.

No. 858613