BOOK 9560 PG 117

THIS INSTRUMENT PREPARED BY:

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

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Maxie B. Galbreath, et ux 5778 Lickton Pike Goodlettsville, TN 37072	Same as New Owner	Map 17 Parcel 70 Field Book 10D11280

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, ROBERT ROY GALBREATH and wife, MARY ALLEN GALBREATH, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto MAXIE B. GALBREATH and wife, MARTHA H. 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:

> A tract of land in the 10th, formerly the 22nd Civil District of Davidson County, Tennessee, described according to a survey made on or about July 17, 1961 by Z.J. Wilkinson, Surveyor, as follows:
>
> BEGINNING at a stake at an old fence post in the west margin of Union Hill Road, near the intersection of Lickton Pike, opposite a iron stake set in the center line of Union Hill Road at its intersection with Lickton Pike, opposite the Union Hill School Ball Court and an old concrete covered well on the West, being 28 feet north 67-1/2 deg. East of said well, being the southeast corner of the 8 acre tract conveyed to John C. Farmer and wife, Hattie P. Farmer, of record in Book 1584, page 219, Register's Office Davidson County, Tennessee; thence with the westerly margin of Union Hill Road N 4 deg. 00' E 270 feet to a steel pin, thence N 83 deg. 30' W 433 feet to a steel pin in the boundary line of John Allen property; thence S 4 deg. 15' W 270 feet to a steel pin at a 16 inch locust; thence S 83 deg 30" E 434.3 feet to point of beginning containing 2.68 acres, more or less,
>
> BEING the same property conveyed to Robert Roy Galbreath and wife, Mary Allen Galbreath, by deed from John O. Farmer and wife, Hattie P. Farmer, by deed of record in Book 3406, page 95, 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.
>
> The current mailing address for the said property is: 5778 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 appears of record.

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 29th day of December, 1994.

"GRANTORS" "GRANTEES"

Robert Roy Galbreath
ROBERT ROY GALBREATH

Maxie B Galbreath
MAXIE B. GALBREATH

Mary Allen Galbreath
MARY ALLEN GALBREATH

Martha H. Galbreath
MARTHA H. GALBREATH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT ROY GALBREATH and wife, MARY ALLEN GALBREATH, and MAXIE B. GALBREATH and wife, MARTHA H. GALBREATH, 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 th[illegible]tained.

WITNESS my hand, at office, this the 29th day of December, 1994.

NOTARY PUBLIC

My Commission Expires: 9/7/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater, for this transfer is $157,000.00.

Maxie B Galbreath
Affiant

Sworn to and subscribed before me, this the 29th day of December, 1994.

NOTARY PUBLIC

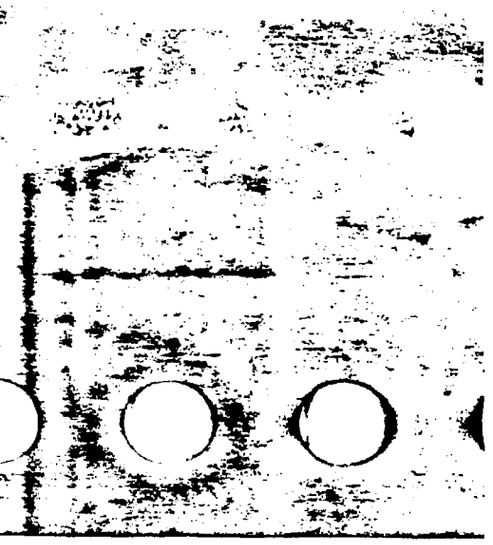
My Commission Expires: 9/7/97

21672
IDENTIFICATION REFERENCE

DEC 30 [illegible]

MAIL ENV.

7954 12/30 12:01 03CHECK 589.90



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

RECEIVED OF _____

FOR _____

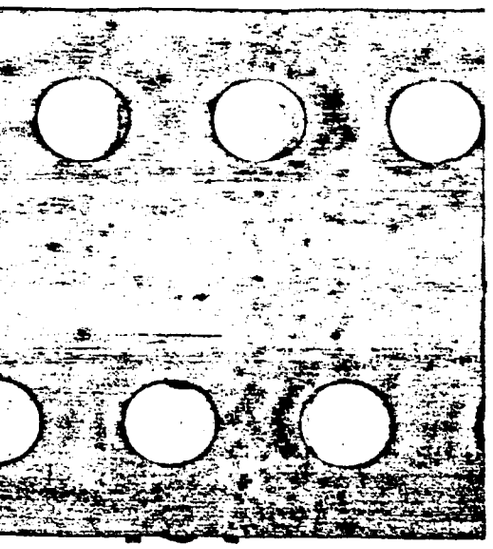
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
157000.00
CON TX 580.90
PRFEE 1.00
WDEED 8.00
TOTAL 589.90
CHECK 589.90

12/30/94 01 13:11 0001 7964



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21672
IDENTIFICATION REFERENCE

94 DEC 30 PM 1:12
DAVIDSON COUNTY, TN.

No. 867849