BOOK 10022 PG 867

Map - Parcel Numbers
Map Number: 021
Parcel: 002.01

QUITCLAIM DEED

FROM: **MELBA ANN GALBREATH SIMS**

This Instrument Was Prepared Upon Information Furnished by the Parties by:

To: **TROY M. GALBREATH** and wife, **KAREN ANN GALBREATH**

Howard M. Skipworth, #12469
Attorney At Law
3353 Union Hill Road, Suite C
P.O. Box 489
Joelton, Tennessee 37080
Telephone: (615) 876-2550

ADDRESS OF NEW OWNER:

TROY M. GALBREATH and wife,
KAREN ANN GALBREATH
6534 Clarksville Pike
Joelton, Tennessee 37080

SEND TAX BILLS TO:

SAME

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -0-.

Troy M Galbreath
TROY M. GALBREATH

Sworn to and subscribed before me

this 22nd day of April, 1996.

Cindy J. Chambers
NOTARY PUBLIC
My Commission Expires: 9-21-96

PICK-UP

96 APR 22 PM 12:43
DAVIDSON COUNTY, TN.

0173743
IDENTIF. & REFERENCE

Quitclaim Deed made by me, **MELBA ANN GALBREATH SIMS**, 6534 Clarksville Highway, Joelton, County of Davidson, State of Tennessee, to **TROY M. GALBREATH** and wife, **KAREN ANN GALBREATH**, 6534 Clarksville Highway, Joelton, County of Davidson, State of Tennessee.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash paid by **TROY M. GALBREATH** and wife, **KAREN ANN GALBREATH**, the receipt of which is hereby acknowledged, I quitclaim to transferees all my right, title and interest in the following described real property in the County of Davidson, State of Tennessee:

Land in the 14th of Davidson County, Tennessee, being part of Lot No. 30 on the Garrett Plan of Ridge Lands and being further described as follows:

Beginning at a point in the northerly boundary line of U.S. Highway 41-A said point being located South 79 deg. east, 266.5 feet from a stake in the southeast corner of a 33-2/5 acre tract, sold to Joe Frank Gillespie, deed to which appears of record in Book 3806, page 371, Register's Office for said County; thence with the margin of said Highway, south 79 deg. east 100 feet to a point; thence leaving said Highway north 5 ½ deg. east 330 feet more or less to a stone in a fence line of the Joe Frank Gillespie property, his south line 23 feet more or less to an intersecting fence row and continuing along Gillespie's line north 74 deg. west 77 feet to a point; thence leaving Gillespie's south line, south 5 ½ deg. west 330 feet more or less to the point of beginning.

The above described property was conveyed to Mayhew Galbreath and wife, Melba Galbreath by deed from O.A. Felts and wife, Pearline Felts of record in Book 3674, page 128, said Register's Office; the said Mayhew Galbreath and Melba Galbreath having since divorced and title being vested in Melba Galbreath by Divorce Decree of record in Minute Book 60B, page 743, Circuit Court for Davidson County, Tennessee.

This is improved property located at 6534 Clarksville Pike, Joelton, Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS our hand this 18 day of April, 1996.

Melba Ann Galbreath Sims
MELBA ANN GALBREATH SIMS

John I. Sims, Jr.
JOHN I. SIMS, JR.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **MELBA ANN GALBREATH SIMS** and husband, **JOHN I. SIMS, JR.**, personally acquainted and who acknowledged that they executed the within instrument for the purposes contained therein.

WITNESS my hand this 19th day of April, 1996.

Peggy L. Strange
NOTARY PUBLIC

My commission expires:

June 9, 1997