THIS INSTRUMENT PREPARED BY:

Mail

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

BOOK 10425 PG 465

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Melissa Galbreath 5549 Lickton Pike Goodlettsville, TN 37072	Same as New Owner	Map 17 Parcel 208 Field Book 10D 09460

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, EUGENE R. GALBREATH and wife, BETTY W. GALBREATH, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto MELISSA GALBREATH, a single woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in the 10th Civil District of Davidson County, Tennessee, and more particularly described according to a survey by Wayne S. Cooper, Sr., Surveyor, Certificate No. 17 on March 21, 1972, as follows:
>
> BEGINNING at a spike in the center line of Lickton Pike and the original line with the original tract; thence South 24 deg. 7 min. East 247 feet to a point; thence South 27 deg. 42 min. East 489 feet to a spike in a post; thence South 84 deg. 15' East 150 feet to an iron pin; thence North 23 deg. 00 min. East 170 feet to an iron pin and common corner with Tract 2; thence with the line between Tracts 1 and 2, North 46 deg. 00 min. West 350 feet to an iron pin; thence North 24 deg. 00 min. West 328 feet to an iron pin in the center line of Lickton Pike; thence with the center line of Lickton Pike, South 74 deg. 20 min. West 65 feet to a point; thence South 85 deg. West 95 feet to a spike and the point of beginning, containing 3.1 acres, more or less.
>
> BEING the same property conveyed to Eugene R. Galbreath and wife, Betty W. Galbreath, by deed of record in Book 4598, page 531, 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 said property is 5549 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 GRANTEE, her heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, 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 for real property taxes for the year 1997, which are a lien but not yet due and payable, and which will be paid, in full, without proration, by the GRANTEE, when due.

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 unto the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES HERETO WITHOUT A TITLE EXAMINATION BY THE PREPARER.

BOOK 1[illegible]125 PG 406

WITNESS our hands on this the 22nd day of April, 1997.

"GRANTORS"

Eugene R. Galbreath
EUGENE R. GALBREATH

Betty W. Galbreath
BETTY W. GALBREATH

"GRANTEE"

Melissa Galbraith
MELISSA GALBREATH, a single woman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EUGENE R. GALBREATH and wife, BETTY W. 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 therein contained.

WITNESS my hand, at office, this the 15th day of April, 1997.

Diana C. Frey
NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES
JULY 26, 1997

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELISSA GALBREATH, a single woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 22nd day of April, 1997.

Commission Expires
22 January 2001

Robert R. Galbreath
NOTARY PUBLIC

2325 04/23 0101 03CHECK 64-5

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

Eugene R. Galbreath
Affiant

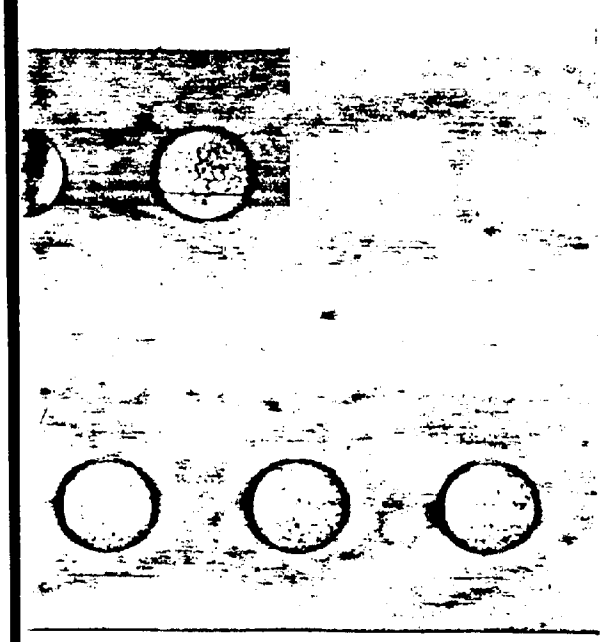
Sworn to and subscribed before me, this the 15th day of April, 1997.

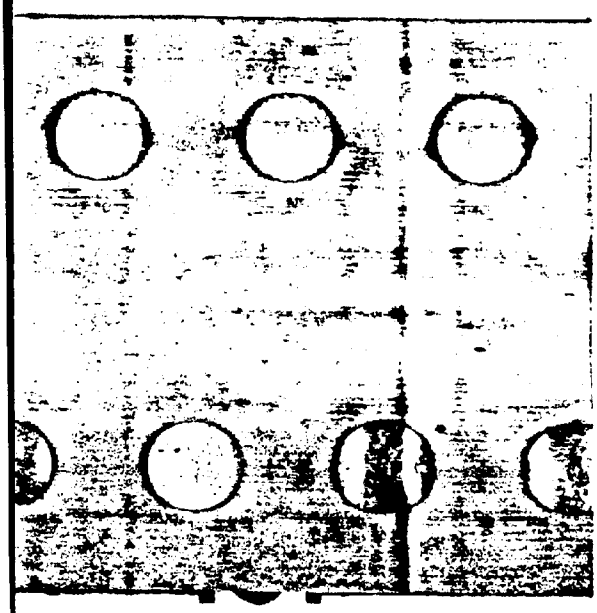
Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
MY COMMISSION EXPIRES
JULY 26, 1997

0096985

IDENTIFICATION OFFICE





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10425 PG 467

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 15000.00
CON TX 55.50
PRFEE 1.00
WDEED 8.00
TOTAL 64.50
CHECK 64.50

04/23/97 01 09:37 0001 2325

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0296985
IDENTIFICATION REFERENCE

97 APR 23 PM 2:10

FILED IN THE OFFICE OF THE REGISTER

No. 1142454