FORM NO. WD-1

BOOK 11535 PAGE 775

QUITCLAIM DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 th DAY OF June 19 99

Notary Public

MY COMMISSION EXPIRES: 9-16-99

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CHARLES GALBREATH, 901 Stahlman Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES GALBREATH and JOYCE GALBREATH (NAME)	"SAME" (NAME)	147-12-0 073.00
% 2305 HOBBS ROAD (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	10.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, J.H.S. COMPANY, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES GALBREATH and wife, JOYCE L. GALBREATH

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land situtated in the 6 th Civil District of Davidson County, Tennessee, being all of Lot 3 in Union 76 Subdivision in the City of Nashville as shown on the Plat of record in Book 4300, page 42, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James H. Smith by deed From Charles Galbreath and wife, Joyce L. Galbreath, and Robert C. Harris and wife, Frances Harris, of record in Book 6524, page 312, Register's Office of DAVIDSON County, Tennessee.

Being the same property conveyed by QUITCLAIM DEED to J.H.S. COMPANY, INC. from James H. Smith and wife, Anne H. Smith, of Record in Book 8353, page 469, Register's Office of Davidson County, Tennessee.

The purpose of this is to convey any and all interests of James H. Smith and wife, Anne H. Smith, and their dissolved Corporation J.H.S. COMPANY,IN in the described property by QUITCLAIM DEED to Charles Galbreath and wife, Joyce L. Galbreath.

This is unimproved (X) improved ( ) property, known as 405 Northcrest Drive Nashville, TENNESSEE.
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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 the same is unencumbered, unless otherwise herein set out, and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

n/r
cd

Witness Our hands this 18th day of June, 19 99

J.H.S. COMPANY, INC.

JAMES H. SMITH

ANNE H. SMITH

Book 11535- PG 775-R

STATE OF TENNESSEE
Davidson County

Personally appeared before me, JOHN K. KIMERY, a Notary Public in and for said County and State, the within named JAMES H. SMITH and wife, ANNE H. SMITH

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 18th day of June 19 99

Commission expires 9-16-99

Notary Public

JOHN K. KIMERY NOTARY PUBLIC DAVIDSON CO.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they) being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

QUITCLAIM DEED

~~WARRANTY DEED~~

FROM

J.H.S. COMPANY, INC.

TO

CHARLES GALBREATH and wife,

JOYCE L. GALBREATH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

99 JUN 21 AM 10:19

REGISTER
DAVIDSON COUNTY, TN.

RECORDED

06019777

IDENTIF. & REFERENCE