58B

WARRANTY DEED

Instr:200004180038993 Page: 1 OF 3
REC'D FOR REC 04/18/2000 4:23:23PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $666.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

James E. McGaugh, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April 2000

Notary Public

MY COMMISSION EXPIRES: November 2, 2002
(AFFIX SEAL)

NOTARY PUBLIC · HIX · GRAY · LARGE · STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Hix Gray & Dennen, PLLC, 315 Deaderick Street, Ste. 1620, Nashville, Tennessee 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. McGaugh, Jr. (NAME)	New Owner (NAME)	MAP 51-8
1111 Gallatin Pike (ADDRESS)	(ADDRESS)	PARCEL 109
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Charles F. Galbreath and Joyce L. Galbreath

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. McGaugh, Jr. and wife, Renee S. McGaugh

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:

Being Lot No. 3, including part of a 50-foot abandoned street dedication and part of the Old Gallatin Interurban Railroad right-of-way, all shown on the Plan of Due West Montague, as recorded in Book 547, page 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Charles F. Galbreath by deed from DH Restaurants, Inc., a Delaware Corporation, of record in Book 7681, page 846, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE SUBJECT TO:

Taxes for the year 2000 and subsequent years, a lien not yet due and payable.

All matters as shown on the Plan of Due West Montague of record in Book 547, page 115, Register's Office for Davidson County, Tennessee.

Easement for highway and public utilities and drainage over and across premises as set out in amendment to Council Bill No. 65-666, and as set out in instrument of record in Book 3962, page 348, Register's Office for Davidson County, Tennessee.

Easement for sanitary sewer and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, by Morris F. Estes, et ux across premises as set out in instrument of record in Book 3371, page 410, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1111 Gallatin Pike, Madison, TN 37115
(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.

Witness our hand s this 18th day of April, 2000

C. F. Galbreath
Charles F. Galbreath

Joyce L. Galbreath
Joyce (L.) Galbreath

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles F. Galbreath

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of April, 2000.

Commission expires November 23, 2000 _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____.

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles F. Galbreath, with whom I am personally acquainted and whom upon his oath acknowledged himself to be the Attorney in Fact for Joyce L. Galbreath, the within named bagainor, and that he as such Attorney in Fact being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Joyce L. Galbreath.

Witness my hand and official seal at office at Nashville, Tennessee on this the 18th day of April, 2000.

My commission expires November 23, 2000 _____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Easement for sanitary sewer and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, by Morris F. Estes, et ux across premises as set out in instrument of record in Book 4211, page 906, Register's Office for Davidson County, Tennessee.