Return to:
CASTLEMAN TITLE & ESCROW, INC.
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

Box 47

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Instr:200005300053383 Page: 1 OF 3
REC'D FOR REC 05/30/2000 3:02:47PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $425.50

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
George P. Holt, et ux 1609 West Road Goodlettsville, TN 37072	Same as New Owner	Map 25-16 Parcel 59 Field Book GO 04661

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, JERRY H. GALBREATH, DORIS JEAN DUNCAN GARRIGAN, NATHAN E. GALBREATH and LARRY L. GALBREATH, being all of the heirs at law of Mary Lillian Galbreath, deceased, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto GEORGE P. HOLT and wife, NORMA J. HOLT, 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:

LAND in Davidson County, Tennessee, BEING Lots No. 9 and 10, on the Plan of Goodlettsville Heights Subdivision, of record in Plat Book 2133, pages 43 and 44, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description but expressly excluded therefrom is the northerly-one-half of Lot No. 9, and more particularly described as follows: BEGINNING at the southeast corner of Lot No. 8 and the northeast corner of Lot No. 9, thence southerly with the west margin of Alta Loma Road and said Lot No. 9; 71.45 feet to a point in the easterly boundary line of said Lot No. 9; thence with the west in a westerly direction with a line equal distance from the northerly and southerly boundary lines of said Lot No. 9, 259 feet, more or less, to a point in the west boundary line of said Lot No. 9; thence northerly with the west boundary line of said Lot No. 9, 83.35 feet to a point at the southwest corner of Lot No. 8 and the northwest corner of Lot No. 9; thence easterly with the boundary line between Lots Nos. 8 and 9; 245.5 feet to the point of beginning; as conveyed to James Thomas Denton, of record in Book 2699, page 297, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to James Ernest Galbreath and wife, Mary Malin Galbreath, a/k/a Mary M. Galbreath, by deeds of record in Book 2154, page 125, and Book 2400, page 115, Register's Office for Davidson County, Tennessee. And, the said James Ernest Galbreath, died, testate, on February 20, 1980, a resident of Davidson County, Tennessee, at which time the said property became vested in Mary Malin Galbreath, a/k/a Mary M. Galbreath, as surviving tenant by the entirety. And, the said Mary Malin Galbreath, a/k/a Mary M. Galbreath died on January 18, 2000, at which time the property became vested in Jerry H. Galbreath, Larry L. Galbreath, Nathan E. Galbreath and Doris Jean Duncan Garrigan, being all of the children born to or adopted by the said Mary Malin Galbreath, a/k/a Mary M. Galbreath during her lifetime and her only heirs at law. There was no probate or administration of the Estate of Mary Malin Galbreath, a/k/a Mary M. Galbreath, but all debts and obligations owing by the said Mary Malin Galbreath, a/k/a Mary M. Galbreath during her lifetime or by reason of her death have been fully paid and satisfied.

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 419 Alta Loma Road, Goodlettsville, Tennessee 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 follows:

1. Real Property Taxes for the year 2000, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear of record in Book 2133, page 43, said Register's Office.

3. Subject to Easement for sanitary sewers granted to the City of Goodlettsville of record in Book 4805, page 777, said Register's Office.

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.

JERRY H. GALBREATH executes this Warranty Deed as Attorney-in-Fact for DORRIS JEAN DUNCAN GARRIGAN, under a Power of Attorney dated March 21, 2000 and filed for record on March 29, 2000, as Instrument No. 200003290031332 in the Register's Office for Davidson County, Tennessee.

JERRY H. GALBREATH executes this Warranty Deed as Attorney-in-Fact for NATHAN E. GALBREATH, under a Power of Attorney dated March 21, 2000 and filed for record on March 29, 2000, as Instrument No. 200003290031333 in the Register's Office for Davidson County, Tennessee.

JERRY H. GALBREATH executes this Warranty Deed as Attorney-in-Fact for LARRY L. GALBREATH, under a Power of Attorney dated March 20, 2000 and filed for record on March 29, 2000, as Instrument No. 200003290031334 in the Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Jerry H. Galbreath
JERRY H. GALBREATH

Doris Jean Duncan Galbreath
Doris D. Garrigan
DORIS JEAN DUNCAN GARRIGAN
By: Jerry H. Galbreath, Attorney In Fact

Nathan E. Galbreath
NATHAN E. GALBREATH
By: Jerry H. Galbreath, Attorney In Fact

Larry L. Galbreath
LARRY L. GALBREATH
By: Jerry H. Galbreath, Attorney In Fact

"GRANTEES"

George P. Holt
GEORGE P. HOLT

Norma J. Holt
NORMA J. HOLT

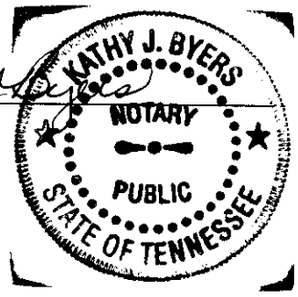
STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY H. GALBREATH and GEORGE P. HOLT and wife, NORMA J. HOLT, 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 25th day of May, 2000.

Kathy J. Byers
NOTARY PUBLIC

My Commission Expires: 11-24-2001



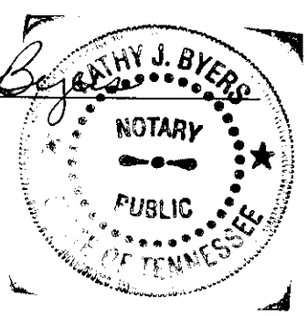
STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 25th day of May, 2000, before me, personally appeared JERRY H. GALBREATH, to me known to be the person who executed the foregoing instrument on behalf of DORIS JEAN DUNCAN GARRIGAN, NATHAN E. GALBREATH and LARRY L. GALBREATH, and acknowledged that he executed the same as the free act and deed of the said DORIS JEAN DUNCAN GARRIGAN, NATHAN E. GALBREATH and LARRY L. GALBREATH.

WITNESS my hand, at office, this the 25th day of May, 2000.

Kathy J. Byers
NOTARY PUBLIC

My Commission Expires: 11-24-2001



STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

George P. Holt
Affiant

Sworn to and subscribed before me, this the 25th day of May, 2000.

Kathy J. Byers
NOTARY PUBLIC

My Commission Expires: 11-24-2001

