1 55

~~Q30~~

STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,500.00

Beth Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

5th DAY OF June, 2002

Notary Public

MY COMMISSION EXPIRES 9/28/02

Davidson County DEEDWARR
Recvd: 06/25/02 09:55 3pgs
Fees:18.00 Taxes:419.95
20020625-0075978

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC 10-29 AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kimberly L. Holder, a single woman
(NAME)

3037 Ivey Point Road
(STREET ADDRESS OR ROUTE NUMBER)

Goodlettsville, Tennessee 37072
(CITY) (STATE) (P.O. ZIP)

SEND TAX BILLS TO:

First Horizon Home Loan Corporation
(NAME)

P.O. Box 146
(STREET ADDRESS)

Memphis, TN 38101
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER

10 - 29

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, Jody Frank Galbreath, a married man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly L. Holder, a single woman, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~Davidson~~ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.
Stephanie S. Galbreath joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly marital interest.

unimproved ( )
This is improved (XX) property, known as 3037 Ivey Point Road, 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 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. Whenever 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 my/our hand(s) this 5th day of June, 2002.

Jody Frank Galbreath
Jody Frank Galbreath

Stephanie S. Galbreath
Stephanie S. Galbreath

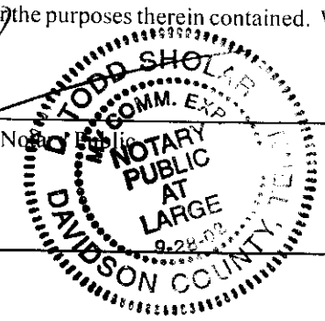
STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Jody Frank Galbreath and wife, Stephanie S. Galbreath the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 5th day of June, 2002.

Commission expires _____

_____
Notary Public



STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of June, 2002.

My Commission Expires:_____ _____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____ , with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of June, 2002.

My Commission Expires:_____ _____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282

EXHIBIT "A"

Land in ~~Sumner~~ Davidson County, Tennessee, being in the 10th Civil District of said County, described according to a survey made by Hickerson and Hickerson, Engineers, dated January 25, 1964, as follows:

Beginning at a point in the center of Ivey Point Road, marked by a rail road spike, said point being located 72 feet south 75 deg. 11 minutes east of southwest corner of the tract of land conveyed to Paul E. Ballanfant and wife, by deed of record in Book 3162, page 295, Register's Office for said County; thence north 8 deg. 24 minutes east 633 feet to an iron pin in Jamison's southern boundary line; thence with Jamison's southerly line, south 85 deg. 45 minutes east 98 feet to an iron pin, Jamison's southeast corner; thence with Jamison's easterly line north 9 deg. 30 minutes east 787.9 feet to an iron pin; thence south 85 deg. 45 minutes east 235 feet to an iron pin; thence south 8 deg. east 1410 feet to a railroad spike set in the center of Ivey Point Road; thence with said Road, north 62 deg. 50 minutes west 51 feet and north 75 deg. 11 minutes west 299 feet to a railroad spike, the point of beginning, containing 10 acres, more or less. This parcel is improved and known as Ivey Point Road, Goodlettsville, Tennessee.

Being the same property conveyed to Jody Frank Galbreath, unmarried, by Deed of record in Book 9158, page 888, Register's Office for ~~Davidson~~ Davidson County, Tennessee.