WARRANTY DEED

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN. My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Galbreath	SAME AS NEW OWNER	MAP 17 PARCEL 141
(NAME)	(NAME)	
1608 Union Hill Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/02/05 15:23 2 pgs
Fees:13.00 Taxes:111.00

20050502-0048700

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, I, **MATTHEW J. BELLER, by and through WILLIAM B. GEIGER, Attorney in Fact**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN B. GALBREATH AND WIFE, PATRICIA S. 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:

A tract or parcel of land lying in the 10th Councilmanic District of Davidson County, Tennessee, being further evidenced as Parcel – 141 on Tax Map – 17, Tax Assessor's Office of Davidson County, Tennessee, and being more particularly described according to a survey by R.L. Montoya Land Surveying, Inc., R.L.S. No. 697, dated August 9, 2000, as follows:

BEGINNING at an Iron Rod (new) on the southerly margin of Lickton Pike, said point being the northwest most corner of the herein described parcel and the northeast most corner of a parcel belonging to William Eaton Jr., as evidence in Deed Book 10632, Page 405, Register's Office of Davidson County; thence along said margin, North 66 degrees 00 minutes 00 seconds East, 245.09 feet; to an Iron Rod (new); thence, continuing along said margin, North 65 degrees 20 minutes 31seconds East, 372.05 feet, to an Iron Rod (new); thence, continuing along said margin, around a curve to the left, said curve having a radius of 1,201.78 feet, an arc length of 34.83 feet, to an Iron Rod (new), said point being the northeast most corner of the herein described parcel and the northwest most corner of a parcel belonging to Etoile Beller, as evidence in Deed Book 4887, Page 227, Register's Office of Davidson County; thence, leaving said margin, South 19 degrees 06 minutes 33 seconds East, 230.79 feet, to an Iron Rod (new), said point being the southwest most corner of the previously mentioned Beller property, the southeast most corner of the herein described property, and also falling in a gravel drive; thence, along the approximate center of the gravel drive, South 74 degrees 57 minutes 06 seconds West, 99.86 feet, to an Iron Rod (new); thence, continuing along said drive, South 62 degrees 27 minutes 06 seconds West, 549.38 feet, to an Iron Rod (new), said point being the southwest most corner of the herein described parcel and the southeast most corner of the previously mentioned parcel belonging to William Eaton Jr.; thence, leaving said drive, North 20 degrees 32 minutes 05 seconds West, 243.53 feet, to the point of beginning, containing 146, 679.262 square feet, and/or 3.367 acres more or less.

Being the same property conveyed to Matthew J. Bellar by deed of record in Instrument No. 20040319-0031199, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the grantor.

WILLIAM B. GEIGER executes this instrument as Attorney in fact for MATTHEW J. BELLER pursuant to power of attorney of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is unimproved property, known as 3.367 acr Lickton Pike, Goodlettsville, TN 37072
(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 my hand(s) this 4/29/2005.

Matthew J. Beller

BY: WILLIAM B. GEIGER, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, WILLIAM B. GEIGER, 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, and further acknowledged that he is the Attorney In Fact for MATTHEW J. BELLER and is authorized by MATTHEW J. BELLER to execute this instrument on his behalf.

WITNESS my hand and official seal this 29th day of April, 2005.

NOTARY PUBLIC

My commission expires: 2-10-08

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008