WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2005.

Notary Public

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

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

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	P/O MAP 17 PARCEL 142
(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:18.50

20050502-0048701

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, **EUGENE R. GALBREATH, and wife, BETTY T. GALBREATH**, HEREINAFTER CALLED THE GRANTORS, HAVE 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:

Lying in the 10th Civil District of Davidson County, Tennessee, being a portion of the property conveyed to Eugene R. Galbreath and wife, Betty T. Galbreath by deed of record in Deed Book 3575, page 281, Register's Office for Davidson County, Tennessee. Shown on Tax Map #17, and being a portion of Parcel #142.

Beginning on an iron pin (old) in the center of Old Lickton Pike, said being the most northwestern corner of Galbreath (DB #6109, page 715) and the most northeastern corner of therein described tract;
Thence with the line of Galbreath (DB 6109, page 715) for the next six (6) calls: S 25 deg. 11' 00" E, 130.00 feet to an iron pin (new); thence N 73 deg. 48' 10" E, 200.00 feet to an iron pin (old); thence S 88 deg. 44' 34" E 199.19 feet to an iron pin (old); thence S 68 deg. 17' 17" E, 140.24 feet to an iron pin (old); thence S 72 deg. 51' 43" E, 142.64 feet to an iron pin (old); thence S 21 deg. 39' 27" E 187.39 feet to an iron pin (old), said being the southeast of herein described tract; Thence leaving the line of Galbreath S 77 deg. 33' 41" W 630.45 feet to an iron pin (new), said pin being the southwest corner of herein described tract; Thence N 25 deg. 11' 00" W 505.00 feet to a point in the centerline of Old Lickton Pike, said point being the northwestern most corner of herein described tract; thence with the center of Old Lickton Pike N 74 deg. 49' 00" E 50.00 to the point of beginning, containing 5.002 acres, more or less, and described according to a survey by Bates Land Surveying, 8152 Jackman Road, Joelton, TN 37080,Jason A. Bates, Surveyor, RLS #2197, dated February 10, 2003.

Being a portion of the same property conveyed to Eugene R. Galbreath and wife, Betty T. Galbreath by deed of record in Book 3575, page 281, Register's Office for Davidson County, Tennessee.

Any proration of the 2005 property taxes will be handled directly between the Grantors and Grantees.

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 5557 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 our hands this 21st April, 2005.

Eugene R. Galbreath
EUGENE R. GALBREATH

Betty T. Galbreath
BETTY T. GALBREATH

STATE OF TENNESSEE

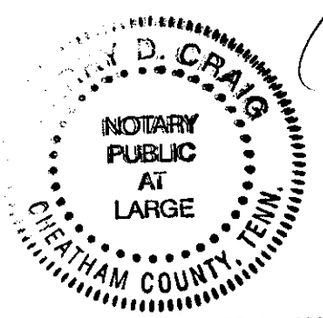
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, EUGENE R. GALBREATH, and wife, BETTY T. GALBREATH the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of April, 2005.

Commission expires: 2-10-08

Notary Public



My Commission Expires FEB. 10, 2008