RETURN TO: SATURN & MAZER TITLE SERVICES, INC. SP44000
212 THIRD AVENUE NORTH, NASHVILLE, Tn 37201 File Box 7

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2005.

Notary Public

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

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

Davidson County DEEDWARR
Recvd: 07/06/05 13:33 2 pgs
Fees:13.00 Taxes:455.10
20050706-0077486

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
Larry M. Hall	Countrywide Home Loans, Inc.	MAP 17 PARCELS 339 & 23
(NAME)	(NAME)	
1608 Union Hill Road	2021 N. Gallatin Road, Ste. 280	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	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, **John B. Galbreath, and wife, Patricia S. Galbreath**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry M. Hall, and wife, Barbara C. Hall**, 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:

TRACT ONE: (MAP 17 PARCEL 339)
Being a tract or parcel of land situated in the 2nd Civil District of Goodlettsville, Davidson County, Tennessee, and being more particularly described according to a survey by R. L. Montoya–Land Surveying, Inc., dated January 12, 1994, as follows:
BEGINNING at an iron rod (new) at the intersection of the easterly margin of Union Hill Road and the northwesterly margin of Lickton Pike and being the most southerly corner of this herein described tract; thence along the said easterly margin of Union Hill Road, North 01 deg. 56 min. 19 sec. East, 164.55 feet to an iron rod (new); thence, continuing with said margin with a curve to the left having a delta of 50 deg. 07 min. 23 sec., a radius of 160.84 feet, a tangent of 75.21 feet, a length of 140.71 feet, a chord of North 23 deg. 07 min. 23 sec. West, 136.26 feet to an iron rod (new); thence, leaving said margin along the westerly line of this described tract, North 3 deg. 26 min. 12 sec. West, 424.23 feet to an iron rod (new); thence with the most northerly line of this described tract; South 87 deg. 00 min. 00 sec. East, 180.00 feet to an iron rod (new); thence, South 33 deg. 53 min. 27 sec. East, 172.72 feet to an iron rod (new); thence with the easterly line of this described tract South 00 deg. 01 min. 44 sec. West, 336.95 feet to an iron rod (new) in the aforesaid northwesterly margin of Lickton Pike; thence with said margin South 54 deg. 28 min. 14 sec. West, 50.63 feet to an iron rod (new); thence continuing with said margin with a curve to the left having a delta of 29 deg. 28 min. 12 sec., a radius of 496.08 feet, a tangent of 130.47 feet; a length of 255.16 feet, and a chord of south 39 deg. 44 min. 08 sec. West, 252.36 feet to the point of beginning, containing 3.11 acres, more or less.

Being the same property conveyed to John B. Galbreath and wife, Patricia S. Galbreath by deed of record in Book 9228, page 139, Register's Office for Davidson County, Tennessee.

TRACT TWO: (MAP 17 PARCEL 23)
Land In Davidson County, Tennessee, and being more particularly described according to a survey made by J. Bruce Rainey, Surveyor #823, dated January 8, 1985, and known as Job No. 85-026, as follows:
Beginning at a point in a fence, being the southeast corner of this tract and being in the line of the Dale D. Mandel property of record in Book 6100, page 471, Register's Office for Davidson County, Tennessee, and also being N 87 deg. 00' 00" W 99.18 feet from the center line of Old Lickton Pike; thence with the line of said Mandel property the following calls: N 87 deg. 00' 00" W 69.67 feet to a set iron pin at a fence corner; thence N 00 deg. 01' 44" E 236.49 feet to a fence corner; thence N 79 deg. 38' 10" W 88.94 feet to a fence corner; thence N 03 deg. 20' 22" W 134.97 feet; thence leaving the said Mandel property S 79 deg. 38' 10" E 69.34 feet to a point; thence S 33 deg. 53' 27" E 172.72 feet to a point; thence S 00 deg. 01' 44" W 235.00 feet to the point of beginning, containing 0.72 acres, more or less.

Being the same property conveyed to John B. Galbreath and wife, Patricia S. Galbreath by deed of record in Instrument No. 200002230017794, Register's Office for Davidson County, Tennessee.

These are the same legal descriptions as on the previous deeds record.

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 improved property, known as 1608 Union Hill Road, 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 30th day of June, 2005.

John B. Galbreath

Patricia S. Galbreath

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, John B. Galbreath, and wife, Patricia S. 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: 6/30/2005.

Commission expires: 2-10-08

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC
AT LARGE
CHEATHAM COUNTY

My Commission Expires Feb. 10, 2008