Davidson County DEEDWARR
Recvd: 06/28/06 09:40 2 pgs
Fees:13.00 Taxes:74.00
20060628-0077113

THIS INSTRUMENT PREPARED BY:

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

# Warranty Deed

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| W. C. Brummett, Jr. et al<br>308 Church Street<br>Goodlettsville, TN 37072 | Same as New Owner | Map 19-13<br>Parcel 24 |

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, ED C. GALBREATH, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto W. C. BRUMMETT, JR. and W. C. BRUMMETT III, 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 property described according to a survey made by John Kohl, Surveyor, dated August 30, 1978, as follows:
>
> Beginning at a point in the center of Connell Street, said point being H. S. Willis' southwesterly corner; thence running with the line between said Willis' property and the property herein described, northwardly 175 feet, more or less, to a point; thence running westwardly 59 feet to a point; thence southwardly 175 feet, more or less, to a point in the center of Connell Street; thence running with the center margin of said Street, eastwardly 59 feet to the point of beginning.
>
> BEING the same property conveyed to Ed C. Galbreath by deed from James Ronald Morrison of record in Instrument No. 20060628-0077113 Register's Office for Davidson County, Tennessee.
>
> 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 114 Connell Street, Goodlettsville, Tennessee 37072.
>
> This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. Section 26-2-307 or other similar statute.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am 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 2006, which are a lien, but not yet due and payable, which will be assumed by the GRANTEES and paid in full, without proration, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the unrecorded survey by John Kohl, Surveyor, dated August 30, 1978.

And, I, the GRANTOR, do further covenant and bind myself, my 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.

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

"GRANTOR"

Ed C Galbreath

ED C. GALBREATH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ED C. GALBREATH, 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.

WITNESS my hand, at office, this the 21st day of June, 2006.

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

($ 20,000.00)

The actual consideration or value, whichever is greater, for this transfer is $20,00.00

Ed C Galbreath

Affiant

Sworn to and subscribed before me, this the 21st day of June, 2006.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009