Davidson County DEEDWARR
Recvd: 08/29/08 14:23 2 pgs
Fees:13.00 Taxes:92.50
20080829-0089065

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.
Brandon Kiser, et. ux. 347 Harbor Village Drive Madison, TN 37115	Same as New Owner	Map 17 P/O Parcel 275

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, EUGENE R. GALBREATH, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto BRANDON KISER and wife LESLEE KIZER, 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:

A certain tract or parcel of land in the 3rd Councilmanic District of Davidson County, Tennessee, described according to a survey dated June 10, 2008, by Tommy E. Walker, Registered Land Surveyor, TN License #1465 as follows:

Beginning at an existing iron pin in the center of old Lickton Pike, said pin being the common corner to the property of Robert Fisher as shown in Book 4592, Page 297, Register's Office for Davidson County, Tennessee, and the most west northwest corner of the herein described property; thence, leaving Fisher with said centerline of old Lickton Pike, North 40 deg 58 minutes 16 seconds East 8.96 feet to a point; thence, leaving said centerline with a new line South 52 degrees 22 minutes 39 seconds East 399.02 feet to a set iron pin; thence with a new line South 80 degrees 49 minutes 23 seconds East 270.47 feet to a set iron pin east of a farm road; thence, North 35 degrees 45 minutes 20 seconds East 106.72 feet to a set iron pin just east of the said farm road; thence, South 36 degrees 52 minutes 08 seconds East 124.76 feet to a set iron pin; thence South 14 degrees 23 minutes 22 seconds West 498.19 feet to a point in an old fence line; thence, with said fence line North 86 degrees 37 minutes 13 seconds West crossing a hollow 534.15 feet to an existing iron pin in a fence line, a common corner to the previous said Robert Fisher; thence, with said Fisher for the next five calls: North 60 degrees 56 minutes 07 seconds East 166.50 feet to an existing iron pin in the bottom of a hollow just north of a branch; thence, North 22 degrees 06 minutes 57 seconds East 265.96 feet to an existing iron pin in the edge of the woods; thence, North 48 degrees 30 minutes 00 seconds East 384.23 feet to an existing iron pin; thence, North 04 degrees 30 minutes 00 seconds East 72.20 feet to an existing iron pin; thence, North 19 degrees 52 minutes 23 seconds West 96.10 feet to the point of beginning containing 5.985 acres, more or less.

Being part of the same property conveyed to Eugene R. Galbreath and wife Betty T. Galbreath by deed of record in Book 5983 Page 814, Register's Office for Davidson County, Tennessee. The said Betty T. Galbreath died on September 19, 2007, at which time ownership and title to the said property became vested in Eugene R. Galbreath as surviving tenant by the entirety.

This is unimproved property located at Lickton Pike, 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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2008, which are a lien, but not yet due and payable, which will be prorated between the parties and will be paid, in full, by the GRANTOR, when due.

And, we, the GRANTOR, does further covenant and bind himself, his heirs and representatives to warrant and forever defend the title to the said land unto 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"

Eugene R. Galbreath
EUGENE R. GALBREATH

"GRANTEES"

Brandon Kiser
BRANDON KISER

Leslee Kiser
LESLEE KISER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EUGENE R. GALBREATH, a single man, and BRANDON KISER and wife LESLEE KISER with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 29th day of August, 2008.

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

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $25,000.00

Brandon Kiser
Affiant

Sworn to and subscribed before me, this the 29th day of August, 2008.

NOTARY PUBLIC

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