#4447 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FIRST CORP., INC. (NAME)	FLEET REAL ESTATE FUNDING CORP. (NAME)	Map 117-2C
2120 Crestmoor Rd., #369 (STREET ADDRESS OR ROUTE NUMBER)	324 West Evans Street (STREET ADDRESS)	Parcel 28
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Florence, South Carolina 29501 (CITY) (STATE) (ZIP)	F.B. #7DA-71483

FOR AND IN 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, BYRON T. GALWAY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FIRST CORP., INC.

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 28 together with carport No. 28A on the Plan of Section "D." Woodlawn Manor Incorporated known as "Regency Park", as of record in Plat Book 3700, page 80, superceded in Plat Book 3700, pages 111 & 112, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Byron T. Galway by deed from Charles C. Trabue, Jr. and wife, Mary H. Trabue of record in Book 6101, page 549, said Register's Office.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantee; (2) Repurchase and Option Agreement of record in Book 3907, page 839; (3) Easements of record in Book 4067, page 947; (4) Master Deed in Book 3815, page 778, amended in Book 4364, page 381, and Book 4767, page 431; and (5) All matters appearing on the Plan of record in Plat Book 3700, page 80, superceded in Plat Book 3700, pages 111 & 112, said Register's Office.

Cheryl Galway, spouse of Byron T. Galway, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Byron T. Galway.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated July 20, 1983, in the original principal sum of $94,000.00, payable to First American National Bank of Nashville in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6101, page 552 said Register's Office.

This is improved (XX) - unimproved ( ) property, known as 654 Timber Lane, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 16th day of January, 19 86

Byron T. Galway by Gail Chicky, Attorney in Fact
BYRON T. GALWAY

Cheryl Galway by Gail Chicky, Attorney in Fact
CHERYL GALWAY

By Power of Attorney recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BYRON T. GALWAY and wife, CHERYL GALWAY

the bargainor ~~_____~~ he, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~_____~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 16th day of January, 19 86.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE:
COUNTY OF DAVIDSON

On this 16th day of January, 1986, before me personally appeared GAIL CHICKEY, to me known, or proved to be on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of BYRON T. GALWAY and wife, CHERYL GALWAY, and acknowledged that she executed same as the free act and deed of the said BYRON T. GALWAY and wife, CHERYL GALWAY.

Witness my hand and seal, at office in Nashville, Tennessee, this 16th day of January, 1986.

Notary Public

My commission expires: 1/10/89

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

J. M. Kemp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 1986.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

6 9 9 2 3

FROM

BYRON T. GALWAY

IDENTIFICATION REFERENCE

JAN 21 8 54 AM 1986

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

TO

FIRST CORP., INC.

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

118000.00- CAMT.
251.20 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 297.70-
716GA01/21/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 9 2 3

IDENTIFICATION REFERENCE

JAN 21 8 54 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 211887