119-10-A

Apt. 111

This Instrument Prepared by P. Garifo
8 Penn Center
Phila., PA 19103

RETURN TO:
COMMONWEALTH TITLE AGENCY
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

BOOK 8305 PAGE 961

THIS INDENTURE, made this 19th day of February, A. D., 1991,
between PAUL DAVID GALLOWAY and KAREN ANN EUBANKS

Tennessee, First Parties, and
ELEANORE F. WALKER, JOSEPH T. HARTMAN, TERRELL R. JOHNSON, ROBERT W. BUGEL and GEORGE E. MC CARTY, Trustees under Declaration of Trust dated March 1, 1990, of 8 Penn Center, Philadelphia, PA 19103
Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of

FORTY-THREE THOUSAND SEVEN HUNDRED FIFTY **Dollars ($43,750.00)**

and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

WE

1945 03/08 0101 03CHECK 154.21

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

A certain condominium apartment in Davidson County, Tennessee being Unit 111 of the Prescott Place Condominiums, a horizontal property regime, pursuant to plat of record in Book 6200, Page 257, and the revision thereof in Book 6250, Page 537, all in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Paul David Galloway by Deed from Bruce L. Beck, of record in Book 7021, Page 386, Register's Office for Davidson County, Tennessee. Paul David Galloway subsequently conveyed all of his right, title and interest in and to a one-half (½) undivided interest as tenants-in-common to Karen Ann Eubanks, Unmarried, by Quitclaim Deed of record in Book 8172, Page 750, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all provisions, including without limitation, all conditions, covenants, restrictions, options, burdens, assessments, and other undertaking contained in the Master Deed of record in Book 6615, Page 743, and as amended in Book 6639, Page 416, and as further amended in Book 6779, Page 691, said Register's Office; the By-Laws for the administration of the building, easements, rights, and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the condominium and building thereon; and also subject to the provisions and requirements of the laws of the State of Tennessee respecting the establishment and maintenance of a condominium, and particularly Section 64-2701 et seq. of the Tennessee Code Annotated.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

PLEASE SEE EXHIBIT 'A' ATTACHED HERETO

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and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

.....(L. S.) Paul David Galloway (L. S.)
Paul David Galloway

.....(L. S.) Karen Ann Eubanks (L. S.)
Karen Ann Eubanks

STATE OF TENNESSEE
COUNTY OF Madison } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State PAUL DAVID GALLOWAY

, the within named bargainors, 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 and official seal at office, in Delaware County, this 19th day of February 19 91

Cynthia Alice Sammons
Notary Public

Notarial Seal
Cynthia Alice Sammons, Notary Public
Radnor Township, Delaware County
My Commission Expires July 15, 1991

My Commission expires

STATE OF Pennsylvania
COUNTY OF Delaware } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State KAREN ANN EUBANKS

, the within named bargainors, 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 and official seal at office, in Delaware County, this 19th day of February 19 91

Cynthia Alice Sammons
Notary Public

Notarial Seal
Cynthia Alice Sammons, Notary Public
Radnor Township, Delaware County
My Commission Expires July 15, 1991

My Commission expires

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER COMMONWEALTH RELOCATION SERVICES, INC.
ADDRESS 8 PENN CENTER
PHILADELPHIA, PA 19103

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES
SAME
ADDRESS

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $43,750.00. Affiant

Subscribed and sworn to before me this 7th day of March 1991

Notary Public Ella W. Woodall

Commission Expires: 11-10-91

KEITH PRESS, INC., PRINTERS, KNOXVILLE

EXHIBIT 'A'

1. 1990 real property taxes are paid in full. 1991 and all future real property taxes constitute a lien, although the same are not yet due and payable.

2. Deed of Trust from Paul David Galloway, unmarried, to George E. Mudter, Jr., Trustee, of record in Book 7021, page 389, said Register's Office, to secure to Meritor Mortgage Corporation-East the payment of one note dated October 24, 1986, in the original principal amount of $47,500.00, due and payable as set forth therein.

3. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in R.C.A. §66-27-101, et seq.

4. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and By-Laws of record in Book 6615, page 743, as amended in Book 6639, page 416, and Book 6779, page 691, Register's Office for Davidson County, Tennessee.

5. All matters set forth on Plat of record in Book 6200, page 257, and revised in Book 6250, page 537, Register's Office for Davidson County, Tennessee.

97754

IDENTIF. REFERENCE

MAR 8 [illegible] '91

[illegible]
DAVIDSON COUNTY, TN.



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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	43750.00
CON TX	144.21
PRFEE	1.00
WDEED	9.00
TOTAL	154.21
CHECK	154.21

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/08/91 01 08:42 0001 1945

91 7 5 4

IDENTIF. REFERENCE

MAR 8 8 39 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 402760