Prepared by: Keith R. Henry, Attorney at Law, 56 Central Ave., Ste. 201, Asheville, NC 28801
Return to: Southern Financial Services, 56 Central Ave., Ste. 201, Asheville, NC 28801

WARRANTY DEED

State of Tennessee }{

County of Davidson }{

Davidson County DEEDWARR
Recvd: 03/05/01 12:49 4pgs
Fees:18.00 Taxes:0.00
20010305-0020414

IDENTIFICATIONS AND DESCRIPTIONS

DATE: February 27, 2001

GRANTOR: Robert D. Galloway and wife, Phyllis E. Galloway

GRANTOR'S ADDRESS: 2006 Crestview Drive
Maryville, Tennessee 37803

GRANTEE: Robert D. Galloway, Sr. and Phyllis E. Galloway as Trustees of THE ROBERT D. GALLOWAY, SR. AND PHYLLIS E. GALLOWAY LIVING TRUST dated February 27, 2001. This is a Revocable Living Trust.

GRANTEE'S ADDRESS: 2006 Crestview Drive
Maryville, Tennessee 37803

The Grantee is responsible for the payment of taxes.

NO TITLE SEARCH WAS PERFORMED FOR THIS DEED. ALL INFORMATION INCLUDING THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE GRANTOR.

PROPERTY DESCRIPTION:

TRACT ONE:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of E. T. Brown's Subdivision of an 18 acre tract of land on Charlotte Pike of record in Book 332, page 116, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts fifty feet on the westerly side of Cowan Avenue, which is now Eastboro Drive and runs back between parallel lines 190 feet, more or less to an alley.

Being the same property conveyed to Ann M. Blake by deed from Elizabeth Doss and husband, Richard N. Doss of record in Book 6815, page 458, Register's Office for Davidson County, Tennessee. Ann M. Blake and M. E. Christians by Quitclaim Deed of record in Book 7436, page 715, Register's Office for Davidson County, Tennessee.

This property is further referenced in a deed from Ann M. Blake and M.E. Christians to Robert D. Galloway and Phyllis E. Galloway dated December 8, 1995 and recorded in the Office of the Register of Deeds of Davidson County, TN in Volume 9888 page 693.

Map 91-13 Parcel 90

TRACT TWO:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being Lots Nos. 1317 and 1319 of Block 40, Plan No. 2 West Nashville, of record in Book 57, page 172, Register's Office for said County.

Said Lots front together fifty (50) feet on the northerly side of Pennsylvania Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Kathleen Proctor by deed from Charles K. Gilliam and wife, Margaret O. Gilliam of record in Book 5171, page 180, Register's Office for Davidson County, Tennessee.

This property is further referenced in a deed from Kathleen Proctor to Robert D. Galloway and Phyllis E. Galloway dated May 15, 1998 and recorded in the Office of the Register of Deeds of Davidson County, TN in Volume 10953 page 322.

Map 91-6 Parcel 209

TRACT THREE:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 300 on the Plan of Grandview Heights of record in Book 161, pages 14 and 15, said Register's Office, described as follows:

Said Lot No. 300 fronts 50 feet on the westerly side of Kline Avenue and extends back 150 feet between parallel lines to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Ralph W. Clark and wife, Regina A. Clark by deed from Lesley Kent Olsen and wife, Sherry A. Olsen of record in Book 5464, page 777 Register's Office for Davidson County, Tennessee. Ralph W. Clark predeceased Regina A. Clark. Regina A. Clark is now deceased and died intestate on May 20, 1986 leaving Jane Gillespie and Ralph W. Clark, Jr. as her sole heirs at law.

This property is further referenced in a deed from Ralph W. Clark, Jr. and Jane Gillespie to Robert D. Galloway and Phyllis E. Galloway dated January 9, 1990 and recorded in the Office of the Register of Deeds of Davidson County, TN in Volume 8029 page 805.

Map 118-8 Parcel 134 6DA-25455

For valuable consideration from the Grantee the receipt of which is hereby acknowledged by the Grantor, and for the additional consideration, if any, specified hereinbelow, Grantor has GRANTED, TRANSFERRED and CONVEYED and by these presents does GRANT, TRANSFER and CONVEY, to Grantee, subject to any reservations hereinafter made, all of the property described herein.

TO HAVE AND TO HOLD the herein described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to

Grantee, Grantee's trustees, executors, administrators, successors or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, and successors to WARRANT AND FOREVER DEFEND all and singular the property to Grantee and Grantee's trustees, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made, delivered and accepted subject to the payment of ad valorem taxes assessed against the property conveyed for the current year, all restrictions, covenants, conditions and easements of record affecting said property, and any and all zoning laws, regulations and ordinances of municipal and other governmental authorities affecting said property.

EXECUTED this 27th day of February, 2001.

Robert D. Galloway, Sr., Grantor (Seal) Phyllis E. Galloway, Grantor (Seal)

(Acknowledgment)

State of North Carolina } {

County of Buncombe } {

Before me, a Notary Public, on this day personally appeared Robert D. Galloway, Sr. and Phyllis E. Galloway, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that in my presence they have executed the same for the purposes and consideration therein expressed as Grantors and Grantees.

Given under my hand and seal of office this 27th day of February, 2001.

SHARON F. BURLESON NOTARY PUBLIC BUNCOMBE CO., N.C.

Notary Public

My Commission expires: My Commission Expires June 28, 2005

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is gratuitous which amount is equal to or greater than that which the property would command at a fair or volunteer sale. Subscribed to and sworn to me before this 27th day of February, 2001. Actual value of property transferred is $ 0.00 .

Robert D. Galloway, Sr., Grantor (Seal) Phyllis E. Galloway, Grantor (Seal)

(Acknowledgment)

State of North Carolina } {

County of Buncombe } {

Before me, a Notary Public duly appointed, commissioned and qualified in and for the County and State aforesaid, personally appeared Robert D. Galloway, Sr. and Phyllis E. Galloway, known to me to be the persons who above swore or affirmed that the actual consideration for this transfer or the value of the property transferred is as aforementioned.

Given under my hand and seal of office this 27th day of February, 2001.

SHARON F. BURLESON NOTARY PUBLIC BUNCOMBE CO. N.C.

Notary Public

My Commission expires:

My Commission Expires
June 28, 2005

Prepared by: Keith Henry, Attorney at Law

AFTER RECORDING RETURN TO:
Southern Financial Services
56 Central Avenue, Suite 201
Asheville, NC 28801