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 12:50 3pgs
Fees:14.00 Taxes:0.00
20010305-0020416

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:

That certain one-half interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Cobb's Subdivision of the R.K. Brown Property, as of record in Book 332, page 144, Register's Office for said County.

Said lot fronts 50 feet on the south side of Petway Avenue and runs back 146 feet 6 inches on the west line and 145 feet 3 inches on the east line to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to Charles Donald Nixon by deed from Jewell K. Boyte, unmarried of record in Book 8292, page 50, Register's Office for Davidson County, Tennessee.

This property is further referenced in a deed from Charles Donald Nixon to Robert D. Galloway and Phyllis E. Galloway dated April 10, 1997 and recorded in the Office of the Register of Deeds of Davidson County, TN in Volume 10445 page 494.

Map, Parcel Numbers 27W19585 83-5-187

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.

(Seal) (Seal)

Robert D. Galloway, Sr., Grantor Phyllis E. Galloway, Grantor

(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 .

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

(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