RETURN TO:
Escrow Services of Tennessee, LLC
100 Winner's Circle, #150
Brentwood, TN 37027

Warranty Deed

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Rd., Nashville, TN 37215 (615) 385-2804 TnSupCt# 003143

Old Republic Title: Owner's Title Number: _____

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Mark D. Flora, and wife	ABN AMRO Mortgage Group, Inc.	Map: 117-6
2308 Hampton Avenue	4242 North Harlem Ave.	Parcel: 051.00
Nashville, TN 37215	Norridge, IL 60706	7DA-24050

For and in Consideration of the sum of $ **625,000.00** cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

Patricia J. Galloway joined by her spouse, Gordon R. Galloway

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Mark D. Flora and wife, Dawn M. Flora

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON** County, Tennessee, described as follows, to wit:

Land in Davidon County, Tennessee, and being **parts of Lots Nos. 14 and 15** on the plan of **Hillsboro Heights, not-of-record,** fronting 100-feet along the northerly margin of **Hampton Avenue** and described according to a survey made by W.B.Southgate, Engineer, May/1910, as more completely set forth in the deed as of record at Book 9139, page 642 and at Book 3916, page 495, both in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein, by deed as of record at Instrument Number **Book 9139, page 642 *** , in said Register's Office, and the above description **is** of the same property as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (if this proration is based on prior year's taxes or the best-information available as of this date, grantor expressly agrees to reimburse grantee for any difference in the prorated amount within 30-days of written notice of the same from grantee), and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:
Sewer Easement as of record at Book 4081, page 459, said Register's Office.

***and Book 3916, page 495**

Davidson County DEEDWARR
Recvd: 10/10/01 13:45 2pgs
Fees:13.00 Taxes:2312.50
20011010-0110452

This is **improved** property known as: 2308 Hampton Avenue, Nashville, TN 37215
{unimproved / improved}

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands on this **27th** day of **SEPTEMBER**, 20 **01**

Patricia J. Galloway

Gordon R. Galloway

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual value or consideration, whichever is greater, for this transfer is $ **625,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON **Sept. 27, 2001**.

My Commission Expires: 9-28-04

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

My Commission Expires SEPT 28 2002

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia J. Galloway and her spouse, Gordon R. Galloway

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on **Sept. 27, 2001**.

My Commission Expires: **10-25-2003**

Notary Public: Marion Glenn Gaston, Jr.

NOTARY PUBLIC STATE OF TENNESSEE MARION GLENN GASTON, JR.

STATE OF TENNESSEE:
COUNTY OF _____:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, 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 the _____ of _____, the within named bargainor, a _____, and that _____, as such _____, being authorized so to do, executed this Warranty Deed for the purposes therein contained, by signing the name of said _____, by _____self as such _____. WITNESS my hand and official seal at office on _____.

My Commission Expires: _____

Notary Public