RECORD AND RETURN TO:
Mitchel A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

This Instrument Prepared By:
TITLE ESCROW, INC
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

~~*File Box 34*~~

ADDRESS NEW OWNER:
RAG DOLL PROPERTIES, LLC
1052 Timber Ridge Court
Kingston Springs, TN 37082

Davidson County DEEDWARR
Recvd: 01/24/03 08:25 2pgs
Fees:13.00 Taxes:216.45



20030124-0009939

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 91-13
PARCEL 90.00
8DA-27775

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Robert D. Galloway, Sr., and Phyllis E. Galloway, Trustees, THE ROBERT D. GALLOWAY, SR., AND PHYLLIS E. GALLOWAY LIVING TRUST, dated February 27, 2001. A Revocable Living Trust, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RAG DOLL PROPERTIES, LLC, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> 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, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Robert D. Galloway, Sr., and Phyllis E. Galloway, Trustees, THE ROBERT D. GALLOWAY, SR., AND PHYLLIS E. GALLOWAY LIVING TRUST, dated February 27, 2001, a Revocable Living Trust, by deed from Robert D. Galloway and wife, Phyllis E. Galloway of record in INST: 20010305-0020414, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 2003 have been pro-rated and assumed by Grantee.

This is improved property known as 525 Eastboro Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RAG DOLL PROPERTIES, LLC, its successors and assigns, forever; and Robert D. Galloway, Sr., and Phyllis E. Galloway, Trustees, THE ROBERT D. GALLOWAY, SR., AND PHYLLIS E. GALLOWAY LIVING TRUST, dated February 27, 2001. A Revocable Living Trust, does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and does further covenant and itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 21st day of January, 2003.

ROBERT D. GALLOWAY, SR., AND PHYLLIS E. GALLOWAY LIVING TRUST, dated February 27, 2001. A Revocable Living Trust

Robert D. Galloway, Sr., Trustee

Phyllis E. Galloway, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert D. Galloway Sr. and Phyllis E. Galloway, Trustees of ROBERT D. GALLOWAY, SR., AND PHYLLIS E. GALLOWAY LIVING TRUST, dated February 27, 2001, 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 and who further acknowledged that they are the Trustees of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 21st day of January, 2003.

NOTARY PUBLIC

My Commission Expires: 3-25-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 58,500.00

AFFIANT

Subscribed and sworn to before me this 21st day of January, 2003.

NOTARY PUBLIC
My Commission Expires: 10.17.05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee