THIS INSTRUMENT PREPARED BY:
William P. Jones, BPR #4084
Attorney at Law
103 Bluegrass Commons Boulevard
Post Office Box 738
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Davidson County DEEDWARR
Recvd: 02/02/05 10:04 3 pgs
Fees:18.00 Taxes:37.00
20050202-0012131

Map 50-15, Parcel 67

ADDRESS NEW OWNERS:

CHARLES M. FARRAR, JR.
CYNTHIA DENISE FARRAR
1063 Jenkins Lane
Hendersonville, TN 37075

MORTGAGEE:

NONE

SEND TAX BILLS TO:

OWNERS

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of **Ten Dollars ($10.00)**, cash in hand paid by the hereinafter named grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **LARRY J. GALLOWAY and wife, DONNA GALLOWAY**, hereinafter called the **grantors**, have this day bargained and sold and, by these presents, do relinquish, transfer and convey unto **CHARLES M. FARRAR, JR. and wife, CYNTHIA DENISE FARRAR**, hereinafter called the **grantees**, their heirs and assigns, all of our right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows, to-wit:

BEING Lot No. 36, SKYVIEW SUBDIVISION, as of record in Plat Book 2331, Page 54, Register's Office of Davidson County, Tennessee, to which instrument reference is hereby made for more complete details of location and description of said lot. This property is also known as 329 Vailview Drive, Nashville, Tennessee.

BEING the same property conveyed to grantors herein by deed of record as Instrument No. 20030523-0070812, Register's Office for Davidson County, Tennessee.

THIS is improved property known as: 329 Vailview Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest

thereunto belonging to the said **grantees, CHARLES M. FARRAR, JR. and wife, CYNTHIA DENISE FARRAR**, their heirs and assigns, forever; and we do covenant with the 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 except as of record, and we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said **grantees**, their heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, we have hereunto set our hands on this 13Th day of January, 2005.

LARRY J. GALLOWAY

DONNA GALLOWAY

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a notary public in and for said County and State aforesaid, personally appeared **LARRY J. GALLOWAY and wife, DONNA GALLOWAY**, the within named bargainors, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 13th day of January, 2005 at Hendersonville, Tennessee.

Carolyn S. Crisler

NOTARY PUBLIC

My Commission expires: 5/26/08

CAROLYN S. CRISLER Notary Public At Large SUMNER COUNTY, TN

STATE OF TENNESSEE

COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Chad Farmer

AFFIANT

Sworn to and subscribed before me this 1st day of February, ~~January,~~ 2005.

Carolyn S. Crisler

NOTARY PUBLIC

My Commission expires: 5/26/08

CAROLYN S. CRISLER Notary Public At Large SUMNER COUNTY, TN