File Box 3

Davidson County DEEDWARR
Recvd: 12/28/06 12:56 2 pgs
Fees:13.00 Taxes:1054.50
20061228-0160212

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $285,000.00.

Subsribed and sworn before me this the 19th day of December, 2006.

Affiant

(Affix Seal)

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 600908
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
John R. Galloway
6261 Rivervalley Drive
Nashville, TN 37221

Send tax bills to:
SunTrust Mortgage, Inc.
201 Fourth Avenue N., 7th Floo
Nashville, TN 37219

Map 126-16-A Parcel 529 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Corinthian Custom Homes, Inc. a Tennessee Corporation

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

John R. Galloway and Sarah C. Galloway, a married couple

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 302 on the Plan of Final Plat Riverwalk, Phase 3C as shown on plat of record in Instrument Number 20050706-0077607, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Corinthian Custom Homes, Inc., A Tennessee Corporation by Special Warranty Deed dated January 17, 2006 of record in Instrument Number 20060120-0007797 and Instrument of Correction Deed of record in Instrument Number 20060217-0019378, said Register's Office. Said property is also part of the same property conveyed to Riverwalk Development Partners, Inc. by Deed dated April 25, 2001 of record in Instrument Number 20010425-0040967, said Register's Office.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 6261 Rivervalley Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it , and the same is unencumbered, unless otherwise herein set out; 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 19th day of December, 2006.

Corinthian Custom Homes, Inc. a Tennessee Corporation

BY:
John Bell, Settlement Officer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, John Bell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Settlement Officer of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this 19th day of December, 2006.

My commission expires:

_____

Notary Public

