BOOK 4564 PAGE 265

This instrument was prepared
by Douglas Henry, Jr., Attorney
120 Capitol Hill Building
Nashville, Tennessee 37219

WARRANTY DEED

Address new owner as follows:	Send tax bills to:	Map Parcel Nos.
J. Michael Gallagher, et ux. 4115 Rockdale Avenue Nashville, Tennessee 37204	Home Federal Savings & Loan Life & Casualty Tower Nashville, Tennessee 37219	Map 115-10 Par. 1

For and in consideration of the sum of Ten and no/100 ($10.00) Dollars, cash and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Gerald A. Sullivan have this day bargained and sold, and do hereby transfer and convey unto the said J. Michael Gallagher and wife, Sandra Melvy Gallagher, their heirs and assigns, an undivided half interest as tenant in common, being all my right, title and interest, in and to certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 and part of Lot No. 11 of "Block 16" on the plan of College Park Subdivision as of record in Book 843, page 29, said Register's Office, described according to a survey by John Kohl, dated June 1, 1970, as follows:

Beginning at the northeast corner of Lot No. 10; thence south 33 degrees west 100 feet; thence north 62 degrees 49' west 93 feet; thence north 33 degrees east 50 feet; thence north 89 degrees 13' east 110 feet to the point of beginning.

Being the same property conveyed to Gerald A. Sullivan, a single person and J. Michael Gallagher and wife, Sandra Melvy Gallagher by deed from Robert E. Young and wife, Bunny W. Young of record in Book 4450, page 117, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $15,738.61.

Subscribed and sworn to before me, this the 28 day of December, 1971.

Gerald A. Sullivan
Affiant

My commission expires: Feb. 3, 1974

Notary Public

This is improved property, known as 4115 Rockdale Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances,

estate, title and interest belonging to the said J. Michael Gallagher and wife, Sandra Melvy Gallagher, their heirs and assigns forever. I covenant that I am lawfully seized and possessed in fee simple of the said undivided half interest as tenant in common in said real estate, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said J. Michael Gallagher and wife, Sandra Melvy Gallagher, their heirs and assigns, against the lawful claims of all persons.

Witness my hand this 28th day of December, 1971.

Gerald A. Sullivan

B 42695 T IDENTIF. REFERENCE DEC 28 2 03 PM '71 REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, Gerald A. Sullivan the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of December, 1971.

Notary Public

Commission expires:

February 3, 1974

DEC28F	CONV	15,738.61				
DEC28F	S'TAX		A*	40.82		
DEC28F	PW'FEE		A*	.50		
DEC28F	W'DEED		A*	4.00	*	45.32