FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF FEBRUARY 1984

Notary Public

MY COMMISSION EXPIRES: Nov 14 1987

(AFFIX SEAL)

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File

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney
2210 Crestmoor Road - Nashville, Tennessee 37215

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kevin O'Halloran | Dominion Bancshares Mortgage Corporation | |
| (NAME) 2604 Sailboat Court | (NAME) 9900 Main Street, Suite 200 | 135-16-36 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN. 37217 | (STREET ADDRESS) Fairfax, Virginia 22031 | 2D-54105 |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Lee Gahagan and wife, Elizabeth Gahagan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin O'Halloran and wife, Deborah O'Halloran

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 568 on the plan of Section 13, Edge-O-Lake Estates, of record in Book 4175, page 33, Register's Office for said County.

SAID Lot No. 568 fronts 68.24 feet on the northerly margin of Sailboat Court and extends back 143.63 feet on the easterly line and 122.72 feet on the westerly line to a broken line in the rear, measuring 130.89 feet thereon.

BEING the same property conveyed to Lee Gahagan and wife, Elizabeth Gahagan by deed from Carol A. Cox, unmarried, of record in Book 5868, page 462, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4268, page 302, said Register's Office, and to the matters set forth in the above referenced plan of record.

Lee Gahagan and Lee R. Gahagan are one and the same person.

This instrument is executed on behalf of Lee Gahagan by Elizabeth Gahagan as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

The affidavit of said attorney in fact is attached as an exhibit to this deed and incorporated herein by reference.

CHECK 03/02 199.30-

This is unimproved ( ) improved (XX) property, known as 2604 Sailboat Court (House Number) (Street) Nashville, TN. 37217 (P. O. Address) (City or Town) (Postal Zip)

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; 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, 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 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.

Witness our hand this 29TH day of FEBRUARY, 1984

Elizabeth Gahagan

Lee Gahagan BY: Elizabeth Gahagan, Atty. in Fact

Elizabeth Gahagan

5901

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Lee Gahagan and wife~~, Elizabeth Gahagan

the bargainor, with whom I am personally acquainted, and who acknowledged that ~~they~~ she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29TH day of FEBRUARY 19 84.

*or proved to me on the basis of satisfactory evidence

Commission expires Nov 1 1987

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM Lee Gahagan

TO Kevin O'Halloran

I 0 6 1 3.9

IDENTIF. REFERENCE

MAR 2 10 43 AM '84

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TN

return to: cg

PERCY WILKINS, JR.
ATTORNEY AT LAW
2210 CRESTMOOR ROAD
P.O. BOX 150157
NASHVILLE, TENNESSEE 37215-0157

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth Gahagan with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Lee Gahagan as his attorney in fact as the free act and deed of the within named Lee Gahagan.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of February, 1984.

NOTARY PUBLIC

My commission expires: Nov 1, 1987

NOTARY PUBLIC AT LARGE OF TENNESSEE

EXHIBIT TO WARRANTY DEED
FROM
LEE GAHAGAN, ET UX
TO
KEVIN O'HALLORAN, ET UX

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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# A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Elizabeth Gahagan
Affiant Elizabeth Gahagan

Sworn to and subscribed before me this 29th day of February, 19 84.

Christy Wilkins Casey
Notary Public

My Commission Expires: Nov 1, 1987

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 73000.00- CAMT. | |
| | | | 189.50 CSTAX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK 199.30- | |
| | | | 6900A03/02/84 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 6 1 3 9

IDENTIF. REFERENCE

MAR 2 10 43 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 16988