THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18089**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $705,000.00. Affiant Subscribed and sworn to before me, this 2nd day of JULY, 2001. Notary Public My Commission Expires: _____ My Commission Expires September 25, 2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. GEORGE E. MUDTER, JR.

WARRANTY DEED

Address New Owner: Mr./Mrs. Thomas A. Gallagher 215 Lynwood Boulevard Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 116-7 PAR 42 FB BM 1595

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, RAYMOND PIRTLE, JR., MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to THOMAS A. GALLAGHER AND WIFE, KAE P. GALLAGHER ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 215 Lynwood Boulevard, Nashville, Tennessee 37205.

ELIZABETH CARRÉ-PIRTLE, the spouse of RAYMOND H. PIRTLE, JR., joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said RAYMOND H. PIRTLE, JR.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of JULY, 2001.

RAYMOND PIRTLE, JR.

ELIZABETH CARRÉ-PIRTLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, RAYMOND PIRTLE, JR. AND ELIZABETH CARRÉ-PIRTLE, 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.

Witness my hand, at office, this 2nd day of JULY, 2001.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. GEORGE E. MUDTER, JR.

My Commission Expires: _____ Public

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 07/03/01 10:57 2pgs
Fees:13.00 Taxes:2608.50

20010703-0070453

EXHIBIT "A"

Being Lot No. 9 and the easterly 15 feet of a 30 foot abandoned court adjoining Lot No. 9 in the rear, on the Plan Pendleton and Blair's subdivision of Lynwood Park, as of record in Book 421, page 28, Register's Office for Davidson County.

Said Lot No. 9 and the easterly 15 feet of the abandoned court fronts 175 feet on the westerly side of Lynwood Blvd. and extends back 243 feet, more or less, on the southerly line, passing the southwest rear corner of Lot No. 9 at 228 feet, and 236 feet, more or less on the northerly line, passing the northwest corner of Lot No. 9 at 221 feet to the center line of the 30 foot abandoned court in the rear measuring 110 feet, more or less thereon.

Being the same property conveyed to Raymond H. Pirtle, Jr. and wife, Margaret E. Pirtle by deed from Walter M. Denny, Jr. Trustee of the Vicki Hughes Wright Trust of record in Book 5855, page 489, Register's Office for Davidson County, Tennessee. Raymond H. Pirtle, Jr. has since conveyed his interest in said property to Margaret E. Pirtle by quitclaim deed of record in Book 9502, page 583, Register's Office for Davidson County, Tennessee. Raymond H. Pirtle, Jr. and Margaret E. Pirtle have since been divorced by Final Decree in the 4th Circuit Court for Davidson County, Tennessee, Docket No. 00D-223. Margaret E. Pirtle has conveyed her interest in said property to Raymond H. Pirtle, Jr. by quitclaim deed of record in Instrument No. 20010612-0061981, Register's Office for Davidson County, Tennessee.