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. 18138**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,550,000.00. Affiant Subscribed and sworn to before me, this 29th day of June, 2000. Notary Public My Commission Expires:

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

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MR./MRS. DAVID CONRAD 2303 HAMPTON AVENUE NASHVILLE, TN 37215	NEW OWNERS	MAP 117-06-0 PAR 89 FB 07DA24280

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, THOMAS A. GALLAGHER AND WIFE, KAE P. GALLAGHER ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DAVID CONRAD AND WIFE, KAREN CONRAD ("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 2303 Hampton Avenue, Nashville, Tennessee 37215.

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 29th day of June, 2000.

THOMAS A. GALLAGHER

KAE P. GALLAGHER BY THOMAS A. GALLAGHER, ATTORNEY-IN-FACT, BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, THOMAS A. GALLAGHER with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2000.

Notary Public

My Commission Expires: _____

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

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 07/03/01 12:33 3pgs
Fees:18.00 Taxes:5735.00

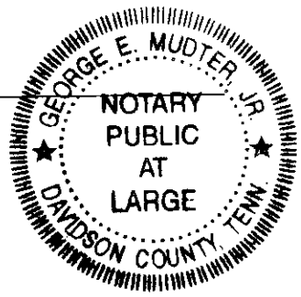
20010703-0070502

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS A. GALLAGHER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for said KAE P. GALLAGHER, and is authorized by the said KAE P. GALLAGHER, to execute this instrument on her behalf.

Witness my hand, at Office, this 29th day of June, 2001.

My Commission Expires: _____



My Commission Expires
September 25, 2004

Notary Public

EXHIBIT "A"

Land in Davdison County, Tennessee, being Lots Nos. 23 and 24 on the Plan of Hillsboro Heights, not of record, described together according to survey made by W. B. Southgate, Engineer, May _____, 1910, as follows:

Beginning on the southerly margin of Hampton Avenue, 200 feet west of the westerly margin of 23rd Avenue South; thence with the sourhterly margin of Hampton Avenue, westwardly 150 feet to the northeast corner of the property conveyed to Lillian G. Card by deed from Loiette Hampton Hume, et al, of record in Book 998, page 93, Register's Office for said County; thence with Card's easterly line, southwardly 342 feet, more or less, to the northerly line of Lot No. 34; thence with the northerly line of Lots Nos. 34 and 35, eastwardly 150 feet to a point 200 feet west of the westerly margin of said 23rd Avenue South; thence northwardly and parallel with the westerly margin of said Avenue, 341.5 feet, more or less, to the beginning.

Being the same property conveyed to Thomas A. Gallagher and spouse, Kae P. Gallagher by deed from Thomas M. Evans, Jr. and spouse, Susan D. Evans of record in Book 8928, page 154, said Register's Office.

This conveyance is made subject to the 2001 Taxes, which have been prorated and assumed by the Grantee.