THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***70,500.00.

Affiant

Subscribed and sworn to before me this 2nd day of May, 2002.

Notary Public

My Commission Expires: 10-12-05

Davidson County DEEDWARR
Recvd: 05/07/02 12:02 3pgs
Fees:18.00 Taxes:260.85
20020507-0055977

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

ADDRESS OF NEW OWNER

MICHAEL P. GALLAGHER
1510 Douglas Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO

COUNTRYWIDE HOME
LOANS, INC.
2021 N. Gallatin Road #292
Madison, Tennessee 37115

MAP & PARCEL NOS.

MAP 83-2
PARCEL 209

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($***70,500.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, LUTHER B. BRADY, GEORGE BRADY, III, WILLIAM L. BRADY, ALFRED L. BRADY, SANDY J. BRADY, TOMMY R. BRADY, MICHAEL L. BRADY, STANDLEY BRADY and SUZZETTE BRADY WEBSTER, Heirs at Law of George H. Brady aka George Henry Brady, Jr., (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto MICHAEL P. GALLAGHER and wife, BENTE GALLAGHER (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:

BEING Lot No. 83 and the westerly half of Lot No. 84 on the Plan of E.T. Brown's Subdivision of Lot No. 21 and 26 inclusive Brownsville Addition as of record in Book 332, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to George H. Brady, unmarried, by deed from Jack Kemp, Secretary of Housing and Urban Development of Washington, D.C. of record in Book 8426, page 313, Register's Office for Davidson County, Tennessee; the said George H. Brady (aka George Henry Brady, Jr.) having since died intestate survived by his heirs at law, to wit: spouse, Luther B. Brady, and children, George Brady, III, William L. Brady, Alfred L. Brady, Sandy J. Brady, Tommy R. Brady, Michael L. Brady, Standley Bradley and Suzzette Brady Webster.

This is improved property known as 1510 Douglas Avenue, Nashville, Tennessee 37206

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the plan of E.T. Brown's Subdivision of Lot No. 21 and 26 inclusive Brownsville Addition of record in Book 332, page 91, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 21st day of May, 2002.

Luther B. Brady

William L. Brady

Sandy J. Brady

Michael L. Brady

Suzzette Brady Webster

George Brady, III

Alfred L. Brady

Tommy R. Brady

By: William L. Brady, Attorney in Fact

Standley Brady

By: William L. Brady, Attorney in Fact

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 Luther B. Brady, George Brady, III, William L. Brady, Alfred L. Brady, Sandy J. Brady, Michael L. Brady and Suzzette Brady Webster, the bargainors, 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 and official seal this 2nd day of May, 2002.

Mitchell A. Watts
Notary Public

My Commission Expires: 10-12-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William L. Brady, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tommy R. Brady and Standley Brady, and acknowledged that he executed the same as the free act and deed of the said Tommy R. Brady and Standley Brady.

WITNESS my hand and seal this 2nd day of May, 2002.

Mitchell A. Watts
Notary Public

My Commission Expires: 10-12-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee