THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22600-03-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $151,000.00. Affiant Subscribed and sworn to before me this 7th day of May, 2004. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Adam M. Hill 1510 Douglas Avenue Nashville, TN 37206	**Send Tax Bills To:** First Horizon Home Loan Corp. D/b/a First Tennessee Home Loans 111 Westwood Place, #109 Brentwood, TN 37027	**Tax Information:** Map No.083.02-0 Parcel No. 209.00

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, **Michael P. Gallagher and wife, Bente Gallagher**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam M. Hill and wife, Michelle N. Anderson-Hill** ("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 1510 Douglas Avenue, Nashville, Tennessee 37206

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 the 7th day of May, 2004.

Michael P. Gallagher

Bente Gallagher

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael P. Gallagher and Bente Gallagher**, 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 7th day of May, 2004.

Notary Public

My Commission Expires:

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

Davidson County DEEDWARR
Recvd: 05/13/04 15:12 2pgs
Fees:13.00 Taxes:558.70

20040513-0056267

EXHIBIT "A"

Land in Davidson County, Tennessee, being 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 Michael P. Gallagher and wife, Bente Gallagher by deed dated May 2, 2002 from Luther B. Brady, George Brady, III, William L. Brady, Alfred L. Brady, Sandy J. Brady, Tommy R. Brady, Michael L. Brady, Stanley Brady and Suzzette Brady Webster, Heirs-at-Law of George H. Brady aka George Henry Brady, Jr. of record in Instrument No. 20020507-00559977, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated and assumed by the Grantee; and
2. All matters appearing on the Plan of record in Book 332, page 91, Register's Office for Davidson County, Tennessee.