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 for this transfer is $ -0- .

Susanne Gallagher Robinson
Affiant

Subscribed and sworn to before me this 11 day of December, 2004.

Carona L Gurule
Notary Public

My Commission Expires:

OFFICIAL SEAL
CARONA L. GURULE
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4-24-06

Davidson County DEEDQC
Recvd: 01/07/05 10:58 3 pgs
Fees:17.00 Taxes:0.00
20050107-0002780

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Russell C. Gallagher 22 Washington Park Nashville, Tennessee 37205	Russell C. Gallagher 22 Washington Park Nashville, Tennessee 37205	MAP 116-8-A PARCEL 22

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, we, John Joseph Gallagher, Jr., Mary Kathryn Gallagher Kelly and Susanne Gallagher Robinson, hereby quitclaim and convey to Russell Charles Gallagher his successors and assigns, all right, title and interest that we may have in and to certain land in Davidson County, Tennessee, more particularly described as follows, to wit:

BEING Lot No. 22 on the plan of Sugartree, Phase #1, of record in Book 4675, pages 141 and 142, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point on the southeasterly margin of Washington Park (an access easement, parking and public sanitary sewer and water easement) at the common front corner of Lot Nos. 22 and 23 of said plan; thence northeastwardly 60.0 feet to the southwesterly margin of a landscaped commons; thence with the southwesterly line of said landscaped commons, southeastwardly 99.25 feet to a point; thence southwestwardly 40.88 feet to the northeasterly margin of an access easement and public sanitary sewer and water easement; thence with said margin northwestwardly 30.0 feet to a point; thence southwestwardly 25.0 feet to a point, the northeasterly margin of Lot No. 23; thence with said margin northwestwardly 69.0 feet to the point of beginning.

BEING the same property conveyed to John J. Gallagher and spouse, Kathryn B. Gallagher, by deed from James M. May and spouse, Vivien H. May, of record in Book 8793, page 639, Register's Office for Davidson

County, Tennessee; the said John J. Gallagher and Kathryn B. Gallagher having both since died with John J. Gallagher predeceasing Kathryn B. Gallagher and the Last Will and Testament of Kathryn B. Gallagher (Case No. 02 P 1208, Seventh Circuit Court for Davidson County, Tennessee) of record in Volume 4386, page 809319, Probate Court Clerk's Office for Davidson County, Tennessee, having devised subject property to her descendants *per stirpes*, to wit: her children, John Joseph Gallagher, Jr., Mary Kathryn Gallagher Kelly, Susanne Gallagher Robinson and Russell Charles Gallagher.

This is improved property known as 22 Washington Park, Nashville, Tennessee 37205.

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEROF I have hereunto set my hand this 23rd day of December, 2004.

John Joseph Gallagher, Jr.

Mary Kathryn Gallagher Kelly

Susanne Gallagher Robinson

STATE OF Colorado)
COUNTY OF Arapahoe)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Joseph Gallagher, Jr., the bargainor, 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 and official seal this 23rd day of December, 2004.

JUDITH B. COOKE NOTARY PUBLIC STATE OF COLORADO

Judith B. Cooke
Notary Public

My Commission Expires 10/08/2006
17100 E. Smoky Hill Road
Centennial, CO 80015

My Commission Expires: _____

STATE OF Colorado)
COUNTY OF El Paso)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Kathryn Gallagher Kelly, the bargainor, 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 for the purposes therein contained.

WITNESS my hand and official seal this 27th day of December, 2004.

SARA M. DIXON
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 12/13/2005

Sara M Dixon
Notary Public

My Commission Expires: 12-13-05

STATE OF New Mexico)
COUNTY OF Bernalillo)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susanne Gallagher Robinson, the bargainor, 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 for the purposes therein contained.

WITNESS my hand and official seal this 11 day of December, 2004.

Carona L Gurule
Notary Public

My Commission Expires: 4.24.06

OFFICIAL SEAL
CARONA L. GURULE
NOTARY PUBLIC
STATE OF NEW MEXICO

My Commission Expires:_____