Bk 36
21057

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/10/05 16:12 4 pgs
Fees:23.00 Taxes:643.80

20051010-0122260

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $174,000.00.

Affiant

Subscribed and sworn to me on October 7, 2005.

NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 28, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21057SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kevin McGinn Tim Wilson 5925 Neighborly Avenue Nashville, TN 37209	SAME	129-12-20

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Michael P. Gallagher, Kevin P. Gallagher, unmarried, Daniel M. Gallagher, being all of the Heirs at Law of James Vincent Gallagher, deceased,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto, **Kevin McGinn and Tim Wilson,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Warner Park Valley, Section 1, of record in Book 3600, pages 12, 13 and 14, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to James V. Gallagher and wife, Blanche W. Gallagher, by Deed from Murphree Realty Company of record in Book 3974, page 182, in the Register's Office for Davidson County, Tennessee. The said Blanche W. Gallagher predeceased James V. Gallagher. The said James V. Gallagher has since died.

The said Jane A. Gallagher spouse of Michael P. Gallagher and Kathleen E. Gallagher spouse of Daniel M. Gallagher, join in this conveyance to convey any and all marital interest they may have in subject property as spouses to the Heirs at Law.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and paid by Grantor; 2006 and subsequent County Taxes are assumed by the GRANTEE; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 3600, pages 12, 13 and 14, in the Register's Office for Davidson County, Tennessee; and
4. Restrictive covenants of record in Book 3466, page 89, as amended in Book 3577, page 511, and Book 3702, page 465, in said Register's Office; and
5. Rights of upper and lower riparian owners to the flow of the waters of any creeks or streams, free from diminution or pollution; and
6. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of any creeks or streams.

This property is also known as improved property located at 6305 Percy Drive, Nashville, TN 37205.

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, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on October 7th, 2005.

Michael P. Gallagher

Michael P. Gallagher

Jane A. Gallagher

Jane A. Gallagher

Kevin P. Gallagher

Kevin P. Gallagher

David M. Gallagher

Daniel M. Gallagher

Kathleen E. Gallagher

Kathleen E. Gallagher

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 7th, 2005, before me personally appeared **Michael P. Gallagher** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on October 7th, 2005.

NOTARY PUBLIC

My Commission Expires:

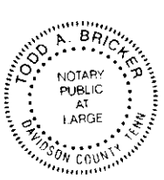


NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 28, 2006
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 7th, 2005, before me personally appeared **Jane A. Gallagher** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on October 7th, 2005.



NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 28, 2006
STATE OF TENNESSEE

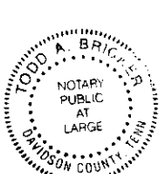
NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 7th, 2005, before me personally appeared **Kevin P. Gallagher** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on October 7th, 2005.



NOTARY PUBLIC
My Commission Expires
May 28, 2006
STATE OF TENNESSEE

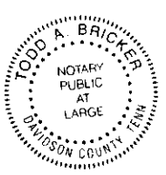
NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 7th, 2005, before me personally appeared **Daniel M. Gallagher** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on October 7th, 2005.



NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 28, 2006
STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 7th, 2005, before me personally appeared **Kathleen E. Gallagher** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on October 7th, 2005.



NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 28, 2006
STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: