RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$67,500.00 Michael P Gallagher
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th
DAY OF December, 2005.

NOTARY PUBLIC: Mitchell A Watts
MY COMMISSION EXPIRES: 9/30/2009
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael P. & Bente Gallagher 1139 Cahal Avenue Nashville, TN 37216	SunTrust Mortgage, Inc. 201 4th Avenue, N. Nashville, TN 37201	Map 61-15 Parcel 39

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Raymond W. Long, unmarried

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 THE NORTHERLY ONE-HALF OF LOT NO. 22 ON THE PLAN OF THE SUBDIVISION OF MAPLEWOOD HOME TRACT, AS OF RECORD IN BOOK 421, PAGE 174, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 22 FRONTS 50 FEET ON THE EASTERLY SIDE OF BAXTER STREET AND RUNS BACK BETWEEN PARALLEL LINES 225 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO RAYMOND W. LONG AND WIFE MARTHA L. LONG BY DEED FROM GRACE P. WILLOUGHBY, DATED JUNE 12, 1970, AND OF RECORD IN BOOK 4429, PAGE 712, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO RAYMOND W. LONG FROM MARTHA L. LONG BY QUITCLAIM DEED, OF RECORD IN BOOK 11618, PAGE 494, DATED AUGUST 11, 1999, FOR SAID REGISTER'S OFFICE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 421, Page 174, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 3922 Baxter Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. 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 my hand(s) this 22nd day of December, 2005.

Raymond W. Long
Raymond W. Long

Davidson County DEEDWARR
Recvd: 01/06/06 10:58 2 pgs
Fees:13.00 Taxes:249.75
20060106-0002230

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Raymond W. Long, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of December, 2005.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076