Davidson County DEEDQC
Recvd: 08/07/06 15:50 2 pgs
Fees:12.00 Taxes:0.00
20060807-0096889

THIS INSTRUMENT PREPARED BY:
Infinity Title, LLC
402 BNA Drive
Suite 401
Nashville, Tennessee 37217

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:.
Paul John Gallagher	Paul John Gallagher	Map 62-13
1416 Cardinal Avenue	1416 Cardinal Avenue	Parcel 32
Nashville, TN 37216	Nashville, TN 37216	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between **John Wadsworth Gallagher and wife, Mary E. Gallagher**, hereinafter referred to as the "GRANTOR" and **Paul John Gallagher**, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, has this day quitclaimed unto, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 7 of Block "B" on the Map of Country Club Estates which is of record in Book 843, page 95, Register's Office for Davidson County, Tennessee and described as follows:

Said part of said Lot No. 7 fronts 50 feet on the westerly side of Martha Avenue (now Cardinal Avenue) and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to John Wadsworth Gallagher and wife, Mary E. Gallagher on 05/12/1988, by deed from Roberta E. Hylton, unmarried, filed for record on 05/17/1988 in Book 7545, page 854, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN Witness Whereof, the undersigned has hereunto set their hands on this the 1 day of August, 2006.

John Wadsworth Gallagher
John Wadsworth Gallagher

Mary E. Gallagher
Mary E. Gallagher

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, appeared John Wadsworth Gallagher and wife, Mary E. Gallagher with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged that they executed the above instrument for the purposes therein contained.

Witness my hand and official seal this 1 day of August, 2006.

My commission expires: 9-22-07

BETH McDOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

9-22-07 Beth McDowell
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS $ 0

AFFIANT

Subscribed and sworn to before me this 1 day of August, 2006.

My commission expires: 9-22-07

BETH McDOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

NOTE: The legal description has been furnished to the preparer by the Grantor, by third party or has been obtained from the record title. The preparer assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore, no representation is made by the preparer as to the status of the title to the property conveyed, nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

FURTHER, Failure to record this document promptly at the appropriate Register of Deeds Office may seriously jeopardize your rights in the property.