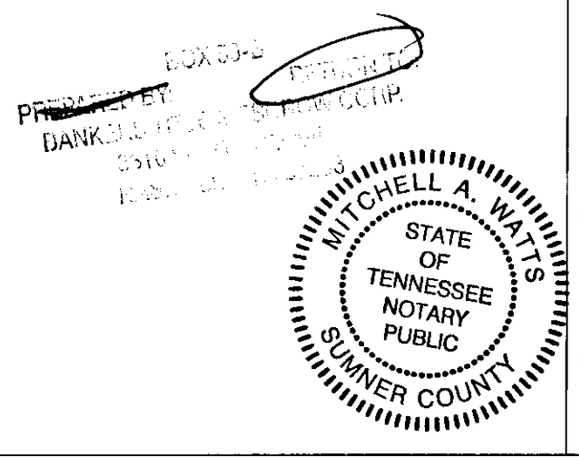


STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/13/06 14:19 2 pgs
Fees:13.00 Taxes:873.20

20061013-0127586

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Steven K. Michaels, Jr.	Steven K. Michaels, Jr.	072-14-0
1139 Cahal Avenue	1139 Cahal Avenue	GROUP
Nashville, Tennessee 37206	Nashville, Tennessee 37206	PARCEL 433.00 and 018.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******* Two Hundred Thirty Six Thousand Dollars and Zero Cents ($236,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Michael P. Gallagher and wife, Bente Gallagher, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Steven K. Michaels, Jr., unmarried, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot Numbers 19 and 20 on the Plan of E.T. Brown's Subdivision of part of Lot Number 1 of the Cahal Plan as of record in Book 332, page 84, Register's Office for Davidson County, Tennessee.

SAID Lot No. 19 fronts 50.0 feet on the northerly margin of Cahal Avenue and extends back between parallel lines 256.0 feet to an alley.

SAID Lot No. 20 fronts 50.0 feet on the northerly margin of Cahal Avenue and extends back between parallel lines 256.0 feet to an alley.

BEING the same property conveyed to Michael P. Gallagher and Bente Gallagher by deed dated June 29, 2004, from Countrywide Home Loans, Inc. of record as Instrument No. 20040719-0086028 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 1139 Cahal Avenue, Nashville, TN 37206 and unimproved property known as 1137 Cahal Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his/her 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 this 12th day of October, 2006.

Bente Gallagher

Michael P. Gallagher

By: Bente Gallagher, Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Bente Gallagher, 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 at Nashville, Tennessee this 12th day of October 2006.

Mitchell A. Watts Notary Public

My commission expires: 9/30/2009

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bente Gallagher, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael P. Gallagher, and acknowledged that she executed the same as the free act and deed of the said Michael P. Gallagher.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of October 2006.

Mitchell A. Watts Notary Public

My commission expires: 9/30/2009

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY