THIS INSTRUMENT PREPARED BY:
MUDTER, MORGAN & PATTERSON
2000 Richard Jones Road
Suite 103
Nashville, TN 37215
(615) 383-4429

Davidson County DEEDQC
Recvd: 11/15/07 08:08 2 pgs
Fees:12.00 Taxes:0.00

20071115-0133834

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $-0-.

Ruth M. Bauck
Affiant

Subscribed and sworn to before me, this 12th day of November, 2007.

Notary Public

My Commission Expires: 11/24/07

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua Bogen and Bonnie Bogen 1510 Douglas Avenue Nashville, TN 37206	CHURCHILL MORTGAGE CORPORATION 761 OLD HICKORY BLVD., STE. 400 BRENTWOOD, TN 37027	083 020 20900

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Michael P. Gallagher and wife, Bente Gallagher (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto Joshua Bogen and wife, Bonnie Bogen, their heirs and assigns, all of their right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 1510 Douglas Avenue, Nashville, TN 37206.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 12th day of November, 2007.

Michael P. Gallagher

Bente Gallagher

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Michael P. Gallagher and wife, Bente Gallagher, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of November, 2007.

Rebekah J. Sims
Notary Public

My Commission Expires: 3-20-2010

REBEKAH J. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 83 and the westerly half of Lot No. 84 on the Plan of E. T. Brown's Subdivision of Lot No. 21 and 26 inclusive, Brownsville Addition, as of record in Book 332, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael P. Gallagher and wife, Bente Gallagher, by deed from Luther B. Brady, et al, as Heirs at Law of George H. Brady aka George Henry Brady, Jr., recorded as Instrument No. 20020507-0055977, Register's Office for Davidson County, Tennessee.