BOOK 9667 PAGE 149

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 19 93

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. O'Malley (NAME)	Same (NAME)	MAP 82-12
P.O. Box 4 (ADDRESS)	(ADDRESS)	PARCEL 55
Antioch, TN 37011 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	19W13325

FOR AND 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, Ruby C. McKissack Brown Ward and Dorothy McKissack Stewart, both unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert A. O'Malley and wife, Betty S. O'Malley

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:

Land in Davidson County, Tennessee, being Lot No. 199 in the Neil S. Brown plan of Lots in East Nshville, a plan of which is recorded in Book 57, page 50, Register's Office of Davidson County, Tennessee.

Said Lot fronts 50 feet on the westerly side of Neil Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Ruby C. McKissack Brown and Dorothy McKissack Stewart by deed from Nina Jean McKissack Storey of record in Book 4977, page 653, Register's Office for Davidson County, TN. The said Ruby C. McKissack Brown having remarried and now being Ruby C. McKissack Brown Ward.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1993 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

58569
IDENTIF. & REFERENCE

93 SEP -1 PM 3:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0668 09/01 0101 03CHECK 53.77

This is unimproved ( ) improved (X) property, known as 312 Neil Avenue, Nashville, TN 37206
(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 our hand s this 26th day of August 19 93

Ruby C McKissack Brown Ward Lois B Drake
Ruby C. McKissack Brown Ward, Lois B. Drake, by Power of Attorney recorded simultaneous herewith

Dorothy McKissack Stewart
Dorothy McKissack Stewart

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy McKissack Stewart

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 26th day of August 1993.

Commission expires 5-24-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On August 26, 1993 before me personally appeared Lois B. Drake to me known to be the person who executed the foregoing instrument in behalf of Ruby C. McKissack Brown Ward and acknowledged that she executed same as the free act and deed of said Ruby C. McKissack Brown Ward for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of August 1993.

My Commission Expires:
5-24-97

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 12100.00
CON TX 44.77
PRFEE 1.00
WDEED 8.00
TOTAL 53.77
CHECK 53.77

09/01/93 01 15:50 0001 0668

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58569
IDENTIF. & REFERENCE

93 SEP -1 PM 3:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 693149