Mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOOK 9244 PAGE 450

ADDRESS NEW OWNER:

ROBERT O'MALLEY AND WIFE,
BETTY O'MALLEY
P.O. Box 4
Antioch Tn 37011

MAP/PARCEL NUMBER:

MAP 91-8, PARCELS 103 AND 104

3710 02/08 0101 03CHECK 29.65

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,500.00

Robert O'Malley

AFFIANT

Subscribed and sworn to me, this the 2ND day of FEBRUARY, 1994.

Denise C. Allis

Notary Public

My commission expires: 5-11-96

94 FEB -8 AM 9:54

FILED IN THE REGISTER
DAVIDSON COUNTY, TN.

DENISE C. ALLIS
NOTARY
PUBLIC
STATE OF TENNESSEE

16046
IDENTIFICATION REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, PAUL L. HOLMAN, JR., PAULA JUNE HOLMAN, AND JASON STAGGS, BEING ALL OF THE HEIRS OF PAUL L. HOLMAN, SR., hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said ROBERT O'MALLEY AND WIFE, BETTY O'MALLEY, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1028 42ND AVENUE NORTH, NASHVILLE, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE

covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 2ND day of FEBRUARY, 1994.

PAUL L. HOLMAN, JR.

PAULA JUNE HOLMAN

JASON STAGGS

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL L. HOLMAN, JR., the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, this the 2ND day of FEBRUARY, 1994.

notary public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5-11-96

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAULA JUNE HOLMAN, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, this the 2ND day of FEBRUARY, 1994.

notary public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5-11-96

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON STAGGS, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, this the 2ND day of FEBRUARY, 1994.

notary public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5-11-96

EXHIBIT 'A'

TRACT NO. 1: Being Lot No. 82 on the Map of L.H. Davis Subdivision of Lot No. 41 of the Clifton Plan, as of record in Book 57, page 100, Register's Office for said County.

Said Lot No. 82 fronts 50 feet on the easterly side of 42nd Avenue North, formerly Woodard Avenue, and runs back 58 feet on the northerly line and 96 feet on the southerly line, to the westerly margin of 40th Avenue North, formerly Clifton Avenue, measuring 63 feet thereon.

Being the same property conveyed to Paul L. Holman, Sr., by Warranty Deed from Reverend Dawson Trigg, unmarried, of record in Book 5325, page 709, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: Being Lot No. 81 on the Map of L.H. Davis Subdivision of Lot No. 41 of the Clifton Plan, as of record in Book 57, page 100, Register's Office for said County.

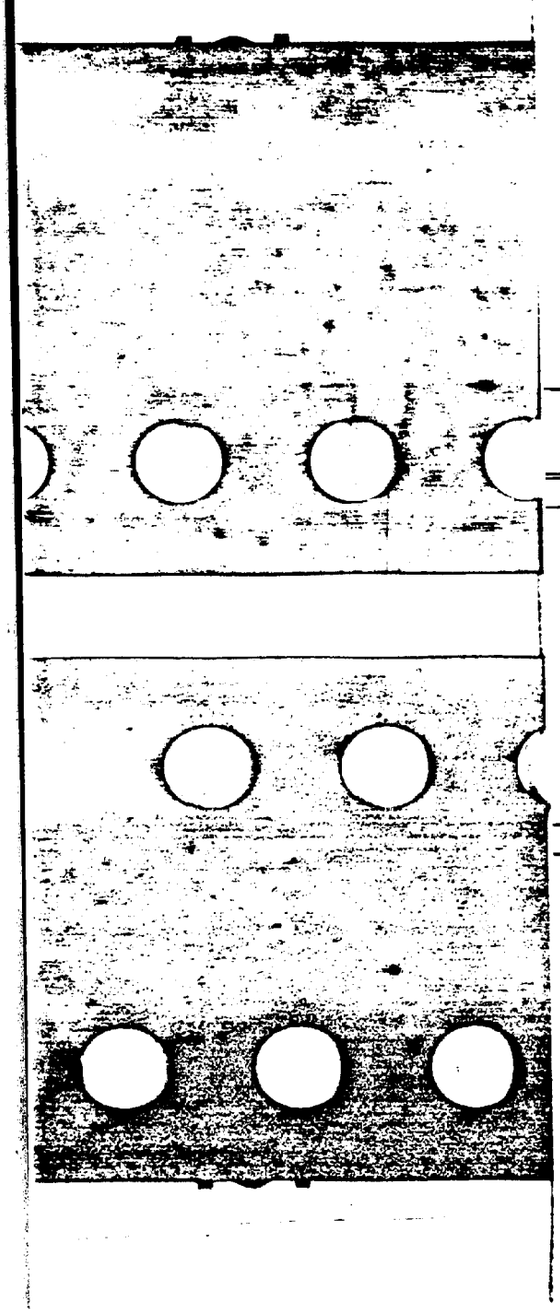
Being the same property conveyed to Paul L. Holman, Sr., by Warranty Deed from William A. Brown, of record in Book 6030, page 68, Register's Office for Davidson County, Tennessee.

THE SAID PAUL L. HOLMAN, SR., died on 5-18-92, intestate and unmarried and his estate was filed in the Probate Court for Davidson County, Tennessee, to Docket No. 99288. The heirs of his estate are Paul L. Holman, Jr., Paula June Holman and Jason Staggs, the Grantors herein.

EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

2. All matters set forth on the Plan of the Map of L.H. DAvis Subdivision of Lot No. 41 of the Clifton Plan, of record in Book 57, page 100, said Register's Office, including all setback lines, easements, etc., as shown thereon.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9244 PAGE 453

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 4500.00
				CON TX 16.65
				PRFEE 1.00
				MDEED 12.00
				TOTAL 29.65
				CHECK 29.65
02/08/94	01			09:53 0001 3710

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16046
IDENTIF. & REFERENCE

94 FEB -8 AM 9:54
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.754466