Prepared by: M. Wesley Hall, III
Thomas Patrick Wall, III
Attorneys at Law
223 Madison Street, Suite 212
Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael A. Altgilbers and wife, Kristi L. Altgilbers	Same	182-0 158
6504 Whittemore Lane		5D-64104
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of .....

....Ten and No/100----------($10.00)---------- Dollars, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

BOOK 10005 PG 40

....Robert A. O'Malley and wife, Betty S. O'Malley,.....

have this day bargained and sold, and do hereby transfer and convey unto the said .....

....Michael A. Altgilbers and wife, Kristi L. Altgilbers, their.....

..... (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

SEE ATTACHED "EXHIBIT A" FOR COMPLETE LEGAL DESCRIPTION.

0167876
IDENTIF. ← REFERENCE

96 APR -4 AM 10:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,000.00

Subscribed and sworn to before me, this the 2nd day of April 19 96.

Affiant

My commission expires: 1/25/97 (Affix Seal)

Notary Public

unimproved (X)
This is improved ( ) property, known as 5.02 Acres, Old Hickory Boulevard, Nashville, Tennessee
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said ..

Michael A. Altgilbers and wife, Kristi L. Altgilbers, 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.

We further covenant and bind .....ourselves/our..... heirs and representatives, to warrant and forever defend the title to said real estate to said .....Grantees, their.....

..... (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 2ND day of April 19 96 the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.

Robert A. O'Malley
ROBERT A. O'MALLEY

Betty S. O'Malley
BETTY S. O'MALLEY

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TAX $ 11

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Robert A. O'Malley and wife, Betty S. O'Malley,

(or proved to me on the basis of satisfactory evidence) *the within named bargainor* S *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purpose therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 2nd *day of* April, *19* 96

Sherry L. Roth
Notary Public

Commission expires 1-25-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted, and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19* _____.

_____
Notary Public

Commission expires _____

WARRANTY DEED

FROM

ROBERT A. O'MALLEY ET UX

TO

MICHAEL A. ALTGILBERS ET UX

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

EXHIBIT A

TRACT 1:

Land in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, #823, dated February 17, 1988, and known as Job No: 87-667 more particularly described as follows:

Beginning at an iron pin on the southerly margin of Old Hickory Boulevard, said point of beginning being the northeast corner of the herein described tract and also being the northwest corner of the W. G. Randles property of record in Book 6421, Page 532, R.O.D.C., TN; thence with the Randles lines South 04 degrees 00' 42" West 449.91 feet to an iron pin; thence continuing with Randles' South 85 degrees 59' 18" East 8.00 feet to an iron pin; thence leaving Randles' line South 04 degrees 00' 42" West 593.55 feet to an iron pin; thence South 04 degrees 14' 54" West 566.91 feet to an iron pin in the line of the Estelle B. Augus property of record in Deed Book 6575, Page 658, R.O.D.C., TN; thence with Augus line North 89 degrees 10' 47" West 115.78 feet to an iron pin; thence leaving Augus line North 02 degrees 36' 13" East 1624.06 feet to an iron pin on the southerly margin of Old Hickory Boulevard; thence with the southerly margin of Old Hickory Boulevard South 83 degrees 24' 24" East 150.00 feet to the point of beginning, containing 5.02 acres, more or less.

Being the same property conveyed to Robert A. O'Malley and wife, Betty S. O'Malley, by deed from Fred Joseph Koehler and wife, Dee L. Koehler, of record in Book 7507, page 921, Register's Office for Davidson County, Tennessee.

The following restrictions shall be a covenant running with the land for a period of 20 years from the date of this deed:

1. No trailer or mobile home, basement house, garage, barn or other building may be used as a temporary or permanent living quarters.

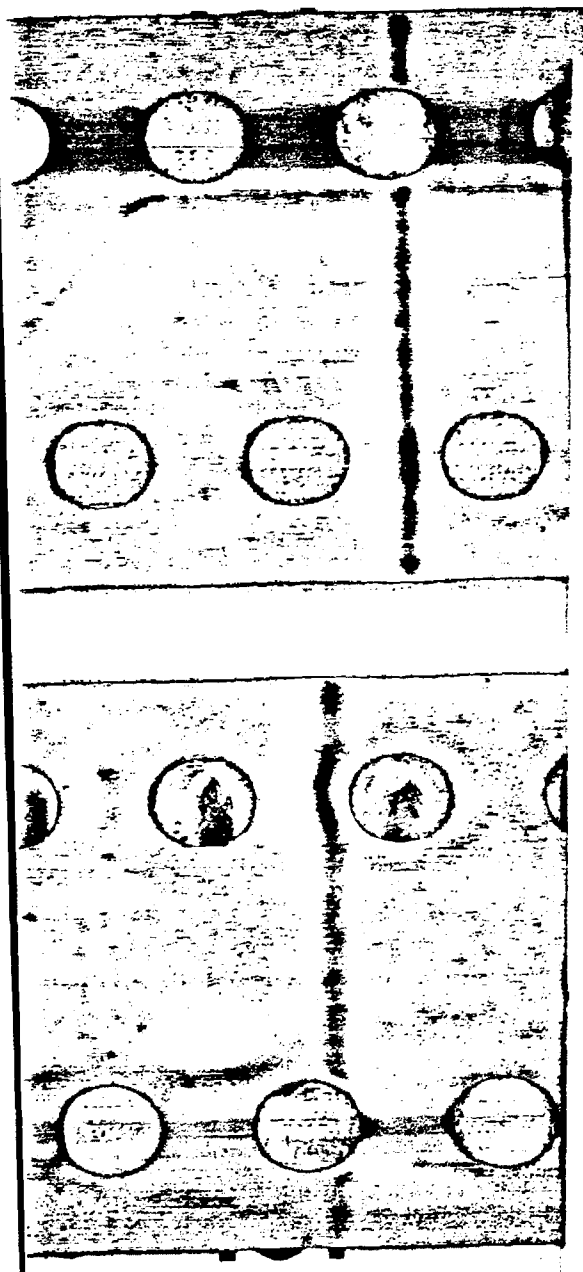
2. No swine or commercial poultry may be kept on property.

3. No storage of junk cars, storage of building materials or any other offensive or unsightly storage may be placed on tracts.

4. Tract No. 2 has an old tenant house which must be moved, demolished or moved within 600 feet of rear property line within 90 days.

The right of enforcement of these restrictive covenants is vested in the owner or assigns of Tracts 1 through 4 of unrecorded plat prepared by J. Bruce Rainey, Surveyor, dated 2/4/88, revised 2/17/88. Any such owner of any of said Tracts shall have the right at any time to compel compliance with said covenants, or any of them, or to prevent the violation of any of them, by the institution of any action at law or a suit in equity for injunctive or other relief.

6738 04/04 0101 03CHECK 198.00



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

RECEIVED OF _____

FOR _____

BOOK 10005 PG 43

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 50000.00
				CON TX 185.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 198.00
				CHECK 198.00
			04/04/96 01	10:50 0001 6738

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0167876
IDENTIF. ↑ REFERENCE

96 APR -4 AM 10:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1024730