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

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert O'Malley and wife, Betty O'Malley (NAME)	Same (NAME)	72-16 8
P.O. Box 4 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37011 (CITY) (P.O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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 10122 PG 444

Anne Dickerson Keyes and husband, Fred Keyes,

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

Robert O'Malley and wife, Betty O'Malley, their

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

Being part of Lot 44 of the Riverside Drive Subdivision of record in Book 974, pages 60 and 61, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 44 fronts 55.0 feet, more or less, on the northerly side of Porter Road and runs back between lines 190.0 feet on the easterly line and 212.7 feet on the westerly line to a dead line and measures 50 feet thereon.

Being the same property conveyed to Cloye W.Dickerson and wife, LaDelle Dickerson, by Warranty Deed from P. M. Estes, Trustee, of record in Book 1195, page 385, Register's Office for Davidson County, Tennessee, the said Cloye W. Dickerson having since died, the property vested by operation of law in his surviving spouse, LaDelle Dickerson. LaDelle Dickerson since died and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, in Will Book 206, page 616, Docket No. 96P-942, the property was devised to her daughter, Anne Dickerson Keyes.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 40,000.00

Subscribed and sworn to before me, this the 12th day of July, 19 96

Affiant

My commission expires May 28, 2000 (Affix Seal)

Notary Public

unimproved ( )
This is improved (XX) property, known as 1712 (House Number) Porter Road (Street), Nashville, TN 37206 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

Robert O'Malley and wife, Betty O'Malley, 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 *hand* s *this* 12th *day of* July, *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*

Anne Dickerson Keyes
ANNE DICKERSON KEYES

Fred W. Keyes
FRED KEYES

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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, Anne Dickerson Keyes and husband, Fred Keyes,

(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 12th day of July, 19 96.

Susan S. Allen
Notary Public

Commission expires May 28, 2000

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

0204100

REFERENCE

96 JUL 16 PM 12:36

FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

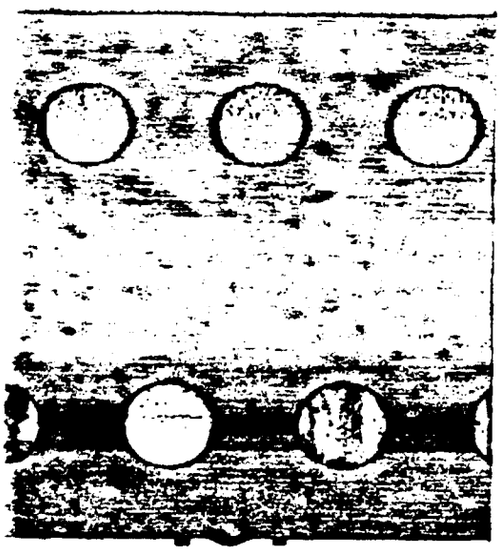
FROM
ANNE DICKERSON KEYES AND HUSBAND,
FRED KEYES

TO
ROBERT O'MALLEY AND WIFE,
BETTY O'MALLEY

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

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
				DAMT 40000.00
				DON TX 148.00
				PRFEE 1.00
				ALLED 8.00
				TOTAL 157.00
				CHECK 157.00
			07/16/96 01	12:41 0001 5801

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0204100
IDENTIF. & REFERENCE

96 JUL 16 PM 12:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1063468