BOOK 10623 PG 506

0352904

IDENTIF. & REFERENCE

97 SEP 26 PM 4:22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This instrument prepared by:
**HAYNES & FREEMAN, PLC**
**ATTORNEYS AT LAW**
**Goodlettsville, TN 37070**

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL: |
|---|---|---|
| Robert A. O'Malley and wife,<br>Betty S. O'Malley<br>P. O. Box 4<br>Antioch, Tennessee 37011 | Same | 94-2-98 |

# WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **THE HEIRS AT LAW OF EVELYN JOSEPHINE WEBSTER,** Annabel Hudgins, Dawn Guthrie Brooks, William C. Guthrie, Donald Guthrie, Carol Guthrie Ince, Chester Guthrie, Jr., Eva Guthrie Sands, Mary Joyce Guthrie Reilly, Martin J. Guthrie, Jr., Virginia Guthrie Wright, Anne Guthrie Peralto, Edgar Stewart, Hugh Stewart, Donald Stewart, Paul Stewart, Lucy Stewart McMahan, Sheila Rae Stewart Crook, Wanda Kay Stewart Groves, and Rebecca Ann Stewart, hereinafter called the Grantor, 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, Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 165 on the Plan of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for said County.
>
> Said Lot No. 165 fronts 50 feet on the North side of Long Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Harold C. Webster and wife, Evelyn Josephine Webster by deed from J. W. Hurt of record in Book 1212, page 186, Register's Office for said County, the said Harold C. Webster having predeceased Evelyn Josephine Webster and the said Evelyn Josephine Webster having since died.

SUBJECT TO THE FOLLOWING:

1. 1997 Taxes are a lien, but not yet due and payable.

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 COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE 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.

This property is known as:

**1809 Long Avenue, Nashville, Tennessee**

WITNESS OUR HANDS THIS 22nd DAY OF September, 1997 .

Annabel Hudgins

SELLER: **Annabel Hudgins, Attorney-in-fact for Heirs at Law of Evelyn Josephine Webster**

Annabel Hudgins

SELLER: **Annabel Hudgins, Individually**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**Personally appeared before me, the undersigned, a Notary for said State and County, Annabel Hudgins, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.**

**Witness my hand this 22nd day of September, 1997.**

Dodd Moore

**Notary Public**

**My Commission Expires:**

5/27/01

3332 09/26 0101 03CHECK 142-20

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**The actual consideration or value, whichever is greater for this transfer is $36,000.00.**

Robert O'Malley

**Sworn to and subscribed to me, the undersigned, this 22 nd day of September, 1997.**

Dodd Moore

**NOTARY PUBLIC**

**MY COMMISSION EXPIRES:**

5/27/01

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 10623 PG 508

| | | |
|---|---|---|
| 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 36000.00
CON TX 133.20
PRFEE 1.00
WDEED 8.00
TOTAL 142.20
CHECK 142.20

09/26/97 01 16:22 0001 3332

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0352904
IDENTIF. # REFERENCE

97 SEP 26 PM 4:22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1202706