OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT#: SV 3103127

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,025,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th DAY OF JULY 19 99

NOTARY PUBLIC

My Commission expires: 11-27-99

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(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Sup Ct #003143

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
M. G. Gaston, Jr., Trustee (NAME)	new owner at same address (NAME)	158-4-A-72
25 Annandale (ADDRESS)	(ADDRESS)	FH-26024
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

9367 07/30 0101 03CHECK 3803.50

For and in Consideration of the sum of $ 1,025,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Peter K. O'Malley and Vivian V. O'Malley

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

M. G. Gaston, Jr., Trustee, with full power to mortgage, sell, encumber, restrict, and/or convey in any manner whatsoever he deems, without the requirement of the joinder of any beneficiary or trustor of said Trust 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, and being **Lot No. 11** on the plan of **Otter Wood, Sec. Two, Revised**, as of record at **Plat Book 6900, page 598**, et seq., Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book **10912**, page **315**, said Register's Office. And the above description is the same as appears therein.

This conveyance is subject to current year's property taxes which have been prorated this date and the grantee assumes in full (not withstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters, as hereinafter stated, to wit:

1. 1999 property taxes are a lien against the property as of 01-01-99 but are not due and payable until 10-01-99. 1998 property taxes in the amount of $6,535.92, and back taxes, are PAID IN FULL, as listed to MapParcel: 158-4-A-72; Field Book Number: FH-26024; at the street address of 25 Annandale, Nashville, TN 37215.

2. Declarations of Covenants, Conditions, and Restrictions as of record at Book 7260, page 483, Book 8762, page 199; Charter for Otter Wood Homeowners' Assoc. at Book 7292, page 315; and By-Laws at Book 7260, page 505 all said Register's Office.

3. Setback lines, easements, notes, and/or other limitations as shown on said plan at Plat Book 6900, page 598, et seq., said Register's Office.

4. "Blanket" easements applicable to the entire subdivision of Otter Wood without necessarily impacting the subject property directly, for Master Sewer at Book 7474, page 695; for TVA at Book 2248, page 618, Book 2249, page 86, and Book 2271, page 196; and deeds of conveyance of water and sewer lines at Book 8204, page 243 and Book 8287, page 64, all said Register's Office.

~~unimproved~~ ( )
This is improved (X) property, known as 25 Annandale, Nashville, TN 37215
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 30th day of JULY, 19 99.

Peter K. O'Malley

Vivian V. O'Malley

Vivian V. O'Malley

IDENTIF. → REFERENCE 06180290
99 JUL 30 PM 1:[illegible]
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
Pick Up

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Peter K. O'Malley and Vivian V. O'Malley, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of JULY, 1999.

My Commission expires:
11-27-99

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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0618029

IDENTIF. ↑ REFERENCE

99 JUL 30 PM 1:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAMT
1025000.00
ERR CO
MAMT
1025000.00-
CAMT
1025000.00
CON TX 3792.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 3803.50
CHECK 3803.50

07/30/99 01 13:52 0001 9367

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1497609