WARRANTY DEED

Instr:200001250008129 Page: 1 OF 2
REC'D FOR REC 01/25/2000 10:55:50AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $24.42

THIS INSTRUMENT WAS PREPARED BY

Ronald K. Nevin, Attorney at Law, 404 James Robertson Pkwy, 1850 Parkway Towers, Nashville, TN 37219

NAME/ADDRESS/PROPERTY OWNER:	PROPERTY TAXES TO:	MAP-PARCEL
Robert A. O'Malley Betty O'Malley	Robert A. O'Malley Betty O'Malley	81-12-200.00
1536 12th Avenue, North	P.O. Box 4	
Nashville, TN 37208	Antioch, TN 37011	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
-THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,600.00

Robert A. O'Malley
(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME BEFORE ME THIS 25th DAY OF January, 2000.

Kaye E Legge
Notary Public MY COMMI... EXPIRES: ... County

MY COMMISSION EXPIRES: April ...
(affix seal)

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH BY THESE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS ACKNOWLEDGED, I, Ronald K. Nevin, Administrator for the Estate of Ida Waller BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert A. O'Malley and Betty O'Malley HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 134 on the Plan of D.T. McGavock and Others' Addition, as of record in Book 21, Page 41, Register's Office for said County.

Said Lot No. 134 fronts 50 feet on the easterly side of 12th Avenue North and runs back between parallel lines 154 feet to an alley.

BEING the same property conveyed to Paul Lawrence Waller and wife, Ida Bell Waller by County Court Clerk's deed in Book 2151, Page 323, Register's Office for Davidson County, Tennessee. The said Paul Lawrence Waller having predeceased Ida Bell Waller and the said Ida Bell Waller having since died.

THIS IS THE SAME DESCRIPTION AS USED IN PREVIOUS DEED OF RECORD.

unimproved ( )
This is improved (X) property, known as 1536 12th Avenue, N. Nashville, Tennessee 37208

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 do covenant with the 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 herein set out; and we do 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS my Hand This 25th day of January, 2000.

Ronald K. Nevin, Administrator
for the Estate of Ida Waller

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for County and State, the within named, Ronald K. Nevin, Administrator for the Estate of Ida Waller, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of January, 2000.

Kaye E Leggett
NOTARY PUBLIC AT LARGE SUMNER COUNTY

My Commission Expires: MY COMMISSION EXPIRES: April 15, 2003