RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Instr:200008090078999 Page: 1 OF 3
REC'D FOR REC 08/09/2000 12:27:24PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $123.95

WARRANTY DEED

THIS INDENTURE is made and entered into this **2nd** day of **August, 2000**, by and between **STEVEN WALLACE CLEMENTS, A MARRIED MAN, and SHERI L. CLEMENTS, HIS WIFE, hereinafter called GRANTORs, and ROBERT A. O'MALLEY and BETTY S. O'MALLEY, HUSBAND AND WIFE, hereinafter called GRANTEEs.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WE, STEVEN WALLACE CLEMENTS, A MARRIED MAN, and SHERI L. CLEMENTS, HIS WIFE, GRANTORs, do hereby bargain, sell, transfer and convey unto ROBERT A. O'MALLEY and BETTY S. O'MALLEY, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 833 STOCKELL STREET, NASHVILLE, TN.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind THEMSELVES and their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

SHERI L. CLEMENTS, wife of STEVEN WALLACE CLEMENTS, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: _____
STEVEN WALLACE CLEMENTS, Signature of Seller

_____
~~SHERI~~ SHERRI L. CLEMENTS, Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEVEN WALLACE CLEMENTS and HIS WIFE, SHERI L. CLEMENTS,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **2nd** day of **August, 2000.**

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

ROBERT A. O'MALLEY and BETTY S. O'MALLEY, HUSBAND AND WIFE
P.O. Box 4
Antioch, TN 37011

Property Address:

833 STOCKELL STREET
NASHVILLE, TN

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 82-3, PARCEL 223

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$33,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **2nd** day of **August, 2000.**

Notary Public

My Commission Expires: 5/30/2004

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EXHIBIT 'A'

BEING Lot No. 81 in Lindsley's Addition to East Nashville, Tenn. a plan of which addition is of record in Book No. 57, page 25, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 81 fronts 50 feet on the easterly side of Stockell Street (formerly Van Sinderin) and runs back between parallel lines 174-1/2 feet to an alley.

BEING the same property conveyed to ELSIE D. SIMPSON, by Warranty deed from F.J. EHRHART AND WIFE, FANNIE M. EHRHART, of record in DEED Book 636, page 493, Register's Office for DAVIDSON County, Tennessee. The said ELSIE D. SIMPSON having since died on 12/9/79, testate, and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 69046, the property was devised to HAZEL CLEMENTS. HAZEL CLEMENTS died on May 6, 1999, testate, and by her Last Will and Testament filed to Docket No. 99P-1130, the property was devised to her son, Steven Wallace Clements, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 82-3, PARCEL 223, 532.13).

2. All matters as set forth on the Plan of record in Plat Book 57, page 25, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.