This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Robert A. O'Malley and Betty S. O'Malley
P. O. Box 4
Antioch, TN 37011

SEND TAX BILL:
To Owner

Davidson County DEEDWARR
Recvd: 07/31/01 09:45 2pgs
Fees:13.00 Taxes:55.50
20010731-0080871

MAP AND PARCEL:
MAP 071-10-0
PARCEL 113.00
13DA-06635

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Michael A. Ewin, 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, as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 20, on the Plan of W. G. Bush Tract, of record in Book 421, Page 24, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Michael Ewin by Quitclaim Deed from Kenneth R. Ewin and Reginald Ewin of record in INST: 20014019-0038673, Register's Office for Davidson County, Tennessee, and subsequently, BEING the same property conveyed to Kenneth R. Ewin by Decree for Redemption by the Chancery Court for Davidson County, Tennessee, of record in Instr: 200107 31 - 0080870, said Register's Office.
>
> This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 2001 have been pro-rated and assumed by Grantees.

Michael Ewin and Michael A. Ewin is one and the same person.

This is improved property known as 1215 Katie Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert A. O'Malley and wife, Betty S. O'Malley, their heirs and assigns, forever; and I, Michael A. Ewin, do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 27th day of July, 2001.

Michael A. Ewin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael A. Ewin, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of July, 2001.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 15,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of July, 2001.

NOTARY PUBLIC
My Commission Expires: 11/27/2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.