Davidson County DEEDWARR
Recvd: 01/10/02 10:03 2pgs
Fees:13.00 Taxes:194.25

20020110-0003838

ROBIN S. WEAKLEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires
March 18, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF January, 2002

Notary Public

MY COMMISSION EXPIRES: 3/18/2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine A. Austin (NAME)	ROBERT ALLEN O'MALLEY (NAME)	MAP 083-02
1421 Roberts Ave. (ADDRESS)	13580 OLD HICKORY BLVD. (ADDRESS)	PARCEL 079.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	ANTIOCH, TN 37013 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert Allen O'Malley, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katherine A. Austin and Virginia Geer Austin, as joint tenants with right of survivorship

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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Sharpe and Horn's Subdivision of Elwood Place, of record in Book 332, Page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the north side of Roberts Avenue, and runs back between parallel lines 170.5 feet to an alley.

Being the same property conveyed to Robert Allen O'Malley by deed from The Heirs of John T. Northington through our attorney in fact Margaret Northington White of record in Book 4879, Page 519, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2002 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 332, page 18; all of record in the Register's Office for Davidson County, Tennessee.

Betty Street O'Malley as spouse of Robert Allen O'Malley hereby joins in this conveyance for the purpose of relinquishing her marital rights in the subject property but is in no way obligated for the repayment of the indebtedness secured herein.

unimproved ( )
This is improved (X) property, known as 1421 Roberts Ave., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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 plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 3rd day of January, 2002

Robert Allen O'Malley

Betty Street O'Malley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Allen O'Malley and wife, Betty Street O'Malley

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the y executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 3rd day of January, 2002.

Commission expires 3/18/2003

Notary Public

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires March 18, 2003

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Robert Allen O'Malley

TO

Katherine A. Austin and
Virginia Geer Austin

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027