THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 11923A

MAP/GROUP/PARCEL: 071-15-0/285.00

Davidson County DEEDWARR
Recvd: 02/27/02 10:34 2pgs
Fees:13.00 Taxes:54.58
20020227-0024839

NEW OWNER'S NAME AND ADDRESS:
GORDON O'MALLEY
1209 CORLEW DR.
Burns, TN 37029
SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, JAMES S. SWEENEY, SR. and RITA E. SWEENEY, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto GORDON O'MALLEY AND WIFE, TINA R. O'MALLEY, husband and wife, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE,

BEING THE NORTHERLY 46 FEET OF LOT NO. 45 ON THE PLAN OF SHARPE AND HORNS SECOND ADDITION, OF RECORD IN PLAT BOOK 161, PAGE 53, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

The subject property is improved property commonly known as 1216 Joseph Avenue, Nashville, TN, 37207.

BEING part of the same property conveyed to grantors herein by deed of record in Book 10393, Page 933, and re-recorded in Book 10459, Page307, Register's Office for Davidson County, Tennessee.

Property was investment property only. James S. Sweeney, Sr., nor any member have ever occupied property as homestead.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements or record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JAMES S. SWEENEY, SR.

RITA E. SWEENEY

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, JAMES S. SWEENEY, SR. ~~and RITA E. SWEENEY, HUSBAND AND WIFE~~, with whom I am personally acquainted, and made oath that ~~they~~ **he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 22nd day of February, 2002.

NOTARY PUBLIC

My Commission Expires:
4-20-04

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater of this transfer is $14,750.00.

AFFIANT

Sworn to and subscribed before me, this 22nd day of February, 2002.

NOTARY PUBLIC

My Commission Expires:
4-20-04

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, James S. Sweeney, Sr., with whom I am personally acquainted and acknowledged that he is the Attorney-in-Fact for Rita E. Sweeney, and that he, as such Attorney-in-Fact and with full power and authority so to do executed the foregoing instrument as a free act and deed on her behalf.

DONE at offices in Hendersonville, TN, on this the 22nd day of February, 2002.

My Commission Expires: 4-20-04