Davidson County DEEDWARR
Recvd: 03/27/02 11:10 2pgs
Fees:13.00 Taxes:150.78

20020327-0037420

Box 488

FILE NO: 200492

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Robert A. O'Malley	(NAME) Same	Map 072-11-0 Parcel 095.00
(STREET ADDRESS) 2907 Branch Court	(STREET ADDRESS) P. O. Box 4	
(CITY) Nashville (STATE) Tennessee (ZIP) 37216	(CITY) Antioch (STATE) TN. (ZIP) 37011	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **ESTATE OF SUMNER G. HEMPHILL, deceased,** has this day bargained and sold, and does hereby transfer and convey unto the said, **ROBERT A. O'MALLEY and wife, BETTY O'MALLEY,** the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being a part of a tract marked "Reserved", Brooks Gardens, of record in Book 2330, page 168, Register's Office, Davidson County, Tennessee, and part of Lot No. 1 on the Map showing the tract of land on Maxey Lane conveyed to John Quinn and Sarah E. Quinn, by Lizzie Hunley, described according to an unrecorded survey prepared by Hickerson-Hickerson Engineers, dated June 30, 1961, and further described by survey of John Kohl, dated February 20, 1974, as follows:

Beginning at a point in the southwesterly margin of Branch Court, 397.1 feet northwest of the southwest corner of the intersection of Branch Court and Branch Avenue; thence northwesterly along said margin 52.7 feet to a point; thence westerly 150.2 feet to a point ;thence southerly 50 feet to a point; thence easterly 169.7 feet to the beginning.

Being the same property conveyed to Sumner G. Hemphill by deed from Nathan L. Hemphill, of record in Book 5111, page 612, Register's Office, Sumner County, Tennessee. The said Sumner G. Hemphill having since died intestate and title vested in his heirs at law. However, by orders of Probate Court recorded in Instrument #20020327 0037417 Instrument #20020327 0037418, and Instrument #20020327 0037419, Register's Office, Davidson County, Tennessee, the Estate of Sumner G. Hemphill was declared insolvent and the above-described property was ordered sold to pay debts of the estate.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $40,750.00.

Subscribed and sworn to before me this the 27th day of March, 2002.

Affiant

My commission expires: 7/30/05

Kay B. Housch, Notary Public

This is improved property known as 2907 Branch Court, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 27th day of March, 2002.

ESTATE OF SUMNER G. HEMPHILL, deceased

Monica D. Edwards, Administratrix

By: Monica D. Edwards, Administratrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ESTATE OF SUMNER G. HEMPHILL, deceased**, by **MONICA D. EDWARDS,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained on behalf of the **ESTATE OF SUMNER G. HEMPHILL, deceased.**

Witness my hand and official seal at Nashville, Tennessee, this 27th day of March, 2002.

Kay B. Housch, Notary Public
My Commission Expires: 7/30/05

ENCUMBRANCES:

1. 2002 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of record in Plat Book 2330, page 168, Register's Office, Davidson County, Tennessee.