Davidson County DEEDWARR
Recvd: 06/05/02 13:43 2pgs
Fees:13.00 Taxes:185.00
20020605-0068231

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

MAP AND PARCEL:
MAP 72-13
PARCEL 412
27W-25780

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, we, David Watkins and wife, Geneva Watkins hereinafter called the Grantors, 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 the easterly half of Lot No. 2 on the Plan of Sharpe and Horn's Fourth Addition to Nashville, of record in Book 161, Page 172, Register's Office for Davidson County, Tennessee, described as follows:

SAID part of Lot No. 2 fronts 50.0 feet on the northerly side of Douglas Avenue, formerly Hinton Street, and runs back between parallel lines 170.0 feet to an alley.

Being the same property conveyed to David Watkins and wife, Geneva Watkins, by deed from I. Dyke Tatum, Substitute Trustee of record in INST: 20020326-0036562, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

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

Taxes for 2002 have been pro-rated and assumed by Grantees.

This is improved property known as 1109 Douglas 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 we, David Watkins and wife, Geneva Watkins 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31st day of May, 2002.

David Watkins

Geneva Watkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David Watkins and wife, Geneva Watkins the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of May, 2002.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 50,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of May, 2002.

NOTARY PUBLIC
My Commission Expires: 11/27/2004