Davidson County DEEDWARR
Recvd: 04/12/04 08:41 2pgs
Fees:13.00 Taxes:25.90
20040412-0040535

This Instrument Prepared By:
TITLE ESCROW, INC
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

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 71-10-
PARCEL 112.00

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, CITIZENS SAVINGS BANK & TRUST COMPANY hereinafter called the Grantor, has bargained and sold, and by these presents does 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. 18, on the Plan of the 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 CITIZENS SAVINGS BANK & TRUST COMPANY by deed from Jonathan E. Stark aka John Stark of record in INST: 20030530-0073014, Register's Office for Davidson County, Tennessee.

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

This conveyance subject to Codes Letter of record in INST: 20031020-0154756, said Register's Office; and such easements and setback lines of record in Book 421, Page 24, said Register's Office.

Taxes for 2004 have been pro-rated and assumed by Grantees.

This is improved property known as 1210 Katie Street, 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 CITIZENS SAVINGS BANK & TRUST COMPANY does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and does further covenant and itself, its successors 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 6th day of April, 2004.

CITIZENS SAVINGS BANK & TRUST COMPANY

Deborah A. Cole, President and CEO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Deborah A. Cole as President of CITIZENS SAVINGS BANK & TRUST COMPANY, 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 and who further acknowledged that she is the President of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 6th day of April, 2004.

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 $ 7,000.00.

AFFIANT

Subscribed and sworn to before me this 6th day of April, 2004.

NOTARY PUBLIC
My Commission Expires: 11/27/2004