THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 17914C

Davidson County DEEDWARR
Recvd: 05/27/04 09:04 2pgs
Fees:13.00 Taxes:144.30
20040527-0062334

MAP/GROUP/PARCEL:
093-04-0-097.00

NEW OWNER'S NAME AND ADDRESS:
ROBERT O'MALLEY AND WIFE,
BETTY O'MALLEY
P.O Box 4
Antioch, TN 37011

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, The Estate of Evelyn R. Jeanette, hereinafter called Grantor, does hereby transfer and convey unto Robert O'Malley and wife, Betty O'Malley, their heirs and assigns, hereinafter called Grantees, property described as follows:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Map of J.B. Haynie's Central Park Plan, as of record in Book 161, Page 116, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.
>
> BEING the same property conveyed to James Wilson Fuller and wife, Evelyn Ruth Fuller herein by deed of record in Book 2882, Page 335, Register's Office for Davidson County, Tennessee. James Wilson Fuller died on August 9, 1972, and at the time of his death was the husband of Evelyn Ruth Fuller. Evelyn Ruth Fuller then remarried to James E. Jimmy Jeanette. James E. Jimmy Jeanette died on June 3, 2003, and at the time of his death was the husband of Evelyn R. Jeanette. Evelyn R. Jeanette died on Evelyn Ruth Jeanette, and at the time of her death was an unremarried widow. Evelyn R. Jeanette, Evelyn Ruth Jeanette, and Evelyn Ruth Fuller are all one and the same person. James W. Fuller, Jr. executes the herein described instrument as Administrator for the Estate of Evelyn R. Jeanette with power and authority provided to him by the Last Will and Testament of the decendent of record in Seventh Circuit (Probate) Court of Davidson County, Tennessee, Docket No: O4P-336.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that it is 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 of record.

GRANTOR further covenants and binds itself, its 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.

The Estate of Evelyn R. Jeanette

James W. Fuller, Jr., Adminstrator

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, James W. Fuller, Jr. as Adminstrator for the Estate of Evelyn R. Jeanette, with whom I am personally acquainted, and made oath that he as such Administrator with full power and authority so to do executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 25th day of May, 2004.

NOTARY PUBLIC

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $39,000.00

AFFIANT

Sworn to and subscribed before me, this the 25th May, 2004.

NOTARY PUBLIC

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.