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

Davidson County DEEDWARR
Recvd: 07/09/04 11:28 2pgs
Fees:13.00 Taxes:255.30
20040709-0081848

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 073-13-0
PARCEL 150.00
15DA-53110

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, I, Lucy Howard Graves, a widow hereinafter called the Grantor, 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 Lot No. 53, on the Plan of Mailan Heights, of record in Book 1835, Page 90, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to W. H. Graves and wife, Lucy Howard Graves , by deed from Vernon M. Williams and wife, Edith Williams of record in Book 2543, Page 273, Register's Office for Davidson County, Tennessee. The said W. H. Graves having since died.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record Book 1835, Page 90, in said Register's Office.

Taxes for 2004 have been pro-rated and and paid.

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

This is improved property known as 1602 Lethia Drive, Nashville, TN 37206.

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 I, Lucy Howard Graves, a widow do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 my hand this the 8th day of July, 2004.

x Lucy Howard Graves
Lucy Howard Graves

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lucy Howard Graves, a widow the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 8th day of July, 2004.

ANN MARIE LUPTELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Ann Marie Luptell
NOTARY PUBLIC

My Commission Expires: 11/24/07

My Commission Expires NOV. 24, 2007

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 69,000.00.

Betty Calvert
AFFIANT

Subscribed and sworn to before me this 8th day of July, 2004.

Gene N. Floyd
NOTARY PUBLIC
My Commission Expires: 3/22/2008

G. N. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.