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

Davidson County DEEDWARR
Recvd: 08/13/04 14:12 2pgs
Fees:13.00 Taxes:109.15
20040813-0098316

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 82-3
PARCEL 134.00
20W-15220

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, Toby L. Jones, unmarried, 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. 12, on the Plan of the Benedict Land Company's Subdivision of the Lindsley Tract, of record in Plat Book 332, Page 40, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Toby L. Jones, by deed from Mary T. Stephens, now Tripp, of record in Book 9822, Page 262, Register's Office for Davidson County, Tennessee.

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

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

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

This is improved property known as 911 N. Second 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 I, Toby L. Jones, unmarried 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 12th day of August, 2004.

Toby L. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Toby L. Jones, unmarried 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 12th day of August, 2004.

NOTARY PUBLIC

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 29,500.00.

AFFIANT

Subscribed and sworn to before me this 12th day of August, 2004.

NOTARY PUBLIC
My Commission Expires: 3/22/2008