WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/03/04 15:36 3pgs
Fees:18.00 Taxes:210.53

20041103-0132782

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DANIEL L. WISCHHUSEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly R. Harris (NAME)	American Home Mortgage (NAME)	MAP 072-10
1301 Otay Street (ADDRESS)	520 Broadhollow Road (ADDRESS)	PARCEL 262.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Melville, NY 11747 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gordan O'Malley and wife, Tina O'Malley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly R. Harris

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:

~~Legal Description~~

Land in Davidson County, Tennesse, Being Lot Number 1 on the plan of Northview Subdivision not of record and a part of an alley lying in the rear Lot Number 1 as closed by instrument of record in Book 3072, Page 185, Register's Office for Davidson County, Tennessee, as follows:

Beginning at the Northeast intersection of Otay Avenue and Northview Avenue; thence along the margin of said alley as abandoned and closed; thence Easterly 75 feet to a point opposite the corner of Lot Numbers 1 and 2; thence Southerly and along the line of Lot Number 1 and 2, extended and along said line 116.5 feet to the North margin of Otay Avenue; thence with the margin of the same, westerly 75 feet to the point of beginning.

This conveyance is subject to an easement for driveway across Lot No. 1 and an abandoned alley which is described as follows: Beginning in the centerline of an abandoned alley closed by instrument of record in Book 3072, page 185, Register's Office for said County, said alley lying between Lots Nos. 1 and 3 on said plan, said point being in the easterly margin of Northview; thence

CONTINUED

This is improved (X) unimproved ( ) property, known as 1301 Otay Street, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 the same is unencumbered, unless otherwise herein set out; 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 21st day of October, 2004

Gordan O'Malley

Tina O'Malley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gordan O'Malley and wife, Tina O'Malley

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 21st day of October, 2004.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

with the center of said Alley, easterly 40 feet to a point; thence southerly, parallel to Northview Avenue, 6 1/2 feet to the north margin of said abandoned alley; thence with the margin of the same, westerly 15 feet to a point; thence southerly parallel to Northview Avenue, 3.5 feet to a point, thence westerly 25 feet to a point in the easterly margin of Northview Avenue; thence with the margin of the same, northerly 10 feet to a point of beginning, as conveyed in the Deed of record in Book 4963, page 15, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gordan O'Malley, and wife, Tina O'Malley by Special Warranty Deed from Ocwen Federal Bank, FSB, of record by Instrument Number 20040308-0026141 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.