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

Davidson County DEEDWARR
Recvd: 04/12/05 16:14 2 pgs
Fees:13.00 Taxes:175.75
20050412-0040683

ADDRESS NEW OWNER:
Kimberly Yvette Jenkins and
Patrick D. Minnifee
608 Neill Avenue
Nashville, Tennessee 37206

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 82-08
PARS. 29.00/30.00
19W-13400
19W-13405

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, we, Robert O'Malley and wife, Betty O'Malley, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kimberly Yvette Jenkins and Patrick D. Minnifee, unmarried, as joint tenants with right of survivorship, 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 Lots Nos. 85 and 86, on the Plan of Bransford Realty Company's Subdivision of the McWhirter Tract and of the Love-McFerrin Tract, of record in Book 421, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> SAID Lots adjoin and front 70 feet (35 feet each) on the westerly side of Neill, formerly Fite Street, and run back between parallel lines, 150 feet to an alley.
>
> Being the same property conveyed to Robert O'Malley and wife, Betty O'Malley, by deed from 20th JUDICIAL DISTRICT DRUG TASK FORCE of record in Book 9024, Page 23, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines of record Book 421, page 52, in said Register's Office.

Taxes for 2005 have been pro-rated and assumed by grantee.

This is improved property known as 608 Neill Avenue, 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 Kimberly Yvette Jenkins and Patrick D. Minnifee, unmarried, their heirs and assigns, forever; and we, Robert O'Malley and wife, Betty O'Malley, 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 25th day of March, 2005.

Robert O'Malley

Betty O'Malley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert O'Malley and wife, Betty O'Malley, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 25th day of March, 2005.

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 $ 47,500.00.

AFFIANT

Subscribed and sworn to before me this 25th day of March, 2005.

NOTARY PUBLIC
My Commission Expires: 3/22/2008