Davidson County DEEDWARR
Recvd: 11/14/05 08:30 2 pgs
Fees:13.00 Taxes:148.00
20051114-0136640

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

ADDRESS NEW OWNER:
Chadwick Ryan Perry and Jennifer Perry
9 Lee Court
Franklin, TN 37064

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 83-13
PARCEL 439.00

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, Robert A. O'Malley, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Chadwick Ryan Perry and Jennifer Perry, married, 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. 137 of Block "O", on the Map of Lindsley Home Place, of record in Plan Book 2, Page 92, Chancery Court for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Robert A. O'Malley, unmarried, by deed from Anne Redmon, a widow of record in Book 4657, Page 855, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance subject to such easements and setback lines of record in said Register's Office. Taxes for 2005 have been pro-rated 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 1503 Lillian Street, Nashville, TN 37206, and is not the principal residence of the Grantor and is not subject to marital rights herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Chadwick Ryan Perry and Jennifer Perry, married, their heirs and assigns, forever; and I, Robert A. O'Malley, 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 25th day of October, 2005.

Robert A. 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 A. O'Malley, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 25th day of October, 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 $ 40,000.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: 3/22/2008