#11340
Box 13

THIS INSTRUMENT PREPARED BY:
RAMSEY, THORNTON & BARRETT, PLC
ATTORNEYS AT LAW
MIDTOWN CENTER, SUITE D
320 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
LER 32176

Davidson County DEEDWARR
Recvd: 05/04/06 13:56 2 pg
Fees:13.00 Taxes:144.30
20060504-0052106

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY NINE THOUSAND AND 00/100 ($39,000.00) DOLLARS, cash in hand paid by VERNON SUMMERS and wife, CAROLYN SUMMERS, receipt of which is hereby acknowledged, I, GORDON WAYNE O'MALLEY, (also known as GORDON O'MALLEY), married, have bargained and sold, and by these presents transfer and convey unto the said VERNON SUMMERS and wife, CAROLYN SUMMERS, their heirs and assigns, a certain tract or parcel of land as follows:

> Lying and being in Davidson County, Tennessee, and being Lot No. 155, on the Plan of Sharps and Crutcher's Addition to Nashville, of record in Plat book 57, Page 82, in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Gordon Wayne O'Malley and Robert Allen O'Malley, as joint tenants with right of survivorship, by deed from Willie Mae Woods, dated February 18, 1977, and of record in Book 5117, Page 502, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Gordon Wayne O'Malley by Quitclaim Deed from Robert Allen O'Malley, dated May 5, 1998, and of record in Book 10921, Page 669, in the Register's Office of Davidson County, Tennessee.
>
> This property is subject to all matters shown on a plat of record in Plat Book 57, Page 82, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said VERNON SUMMERS and wife, CAROLYN SUMMERS, their heirs and assigns, forever. And I do covenant with the said VERNON SUMMERS and wife, CAROLYN SUMMERS, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for 2006 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said VERNON SUMMERS and wife, CAROLYN SUMMERS, their heirs and assigns, against the lawful claims of all persons whomsoever.

TINA O'MALLEY, spouse of GORDON WAYNE O'MALLEY, joins in this conveyance to quitclaim all right, title and interests to the above described property.

WITNESS OUR HANDS, on this 24th day of April, 2006.

GORDON WAYNE O'MALLEY

TINA O'MALLEY

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, GORDON WAYNE O'MALLEY and wife, TINA O'MALLEY, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 24th day of April, 2006.

NOTARY PUBLIC

My Commission Expires: 7-20-2009

CISSY J. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 7-20-2009

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $39,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 24 day of April, 2006.

NOTARY PUBLIC

My Commission Expires: 72509

Heidi Jo Clayton
Notary Public
My Comm. Exp 07/25/09
State Of TENNESSEE
Davidson County

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Tax Map and Parcel 08204014100

ADDRESS OF NEW OWNERS: ~~AND~~
~~SEND TAX BILLS TO:~~
~~Mr. and Mrs.~~ Vernon Summers AND CAROLYN SUMMERS
706 Westchester DR.
Madison, TN. 37115

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SEND TAX BILLS TO:
First Magnus Financial Corp.
7000 North MoPac, Ste 330
AUSTIN, TX. 78731