Box 50 Record 2nd

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/23/06 13:27 2 pgs
Fees:13.00 Taxes:421.06

20060523-0060526

RACHAEL A. ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 04/21/2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May 2006

Notary Public

MY COMMISSION EXPIRES: 4/21/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas F. O'Malley (NAME)	NEW OWNER (NAME)	MAP 91-9
561 Stevenson Street (ADDRESS)	(ADDRESS)	PARCEL 84
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(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, Brennon Fitzpatrick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas F. O'Malley and Michelle L. Collins, 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 the southerly part of Lot No. 45 and the southeasterly part of Lot No. 44 on the plan of T. M. Nalls Subdivision, of record in Book 421, page 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said parts of said lots front 100 feet on the west side of Nall Avenue now Stevenson Street and run back between parallel lines, along the north margin of Deal Avenue, 150 feet to a dead line.

Being the same property conveyed to Brennon Fitzpatrick by deed from Wilson Enterprises, Inc. of record in Instrument No. 20040521-0059920, Register's Office for Davidson County, TN.
Spouse of seller has no interest in this investment property and has never resided in same.

This conveyance is subject to any and all existing easements of record including a sewer easement of record in Book 4015, page 81 and to all matters shown on the plan of record in Book 421, page 63, said Register's Office.

Taxes for the year 2006 are prorated and assumed by the Grantee(s) herein.
The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 561 Stevenson Street, Nashville, TN 37209
(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 my hand this 19th day of May, 2006

Brennon Fitzpatrick by Samuel F. Anderson Attorney in fact
Brennon Fitzpatrick
by Samuel F. Anderson by Power of Attorney of record in Instrument No. X Register's Office for Davidson County, TN

X20060523-0060525

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____.

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On May 19, 2006 before me personally appeared Samuel F. Anderson to me known to be the person who executed the foregoing instrument in behalf of Brennon Fitzpatrick and acknowledged that he executed same as the free act and deed of said Brennon Fitzpatrick for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of May, 2006.

My Commission Expires:
3-21-09

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public