Davidson County DEEDWARR
Recvd: 06/21/06 13:18 2 pgs
Fees:13.00 Taxes:499.50
20060621-0074158

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

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

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 83-14
PARCEL 264.00

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, 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. 66, on the Plan of Edgefield's Land Company's First Subdivision, of record in Book 57, Page 130, Register's Office 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 Odell Cook of record in Book 6850, Page 604, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Taxes for the year 2005 and prior years have been paid. Taxes for the year 2006 are a lien, not yet due and payable; and subsequent years. Subject to such easements and setback lines of record in Book 57, page 130, said Register's Office. This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This is improved property known as 1707 Boscobel, 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 19th day of June, 2006.

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 19th day of June, 2006.

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 135,000.00.

AFFIANT

Subscribed and sworn to before me this 19th day of June, 2006.

NOTARY PUBLIC
My Commission Expires: 3/22/2008

GENE W. FLOYD NOTARY PUBLIC AT LARGE