THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 24454B

Davidson County DEEDWARR
Recvd: 06/27/06 09:13 2 pgs
Fees:13.00 Taxes:29.60
20060627-0076447

MAP/GROUP/PARCEL: 071-07-0/118.00

NEW OWNER'S NAME AND ADDRESS:
ROBERT O'MALLEY & BETTY O'MALLEY
P.O. BOX 4
ANTIOCH, TN 37011

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, FRANCES VAUGHN, hereinafter called Grantor, does hereby transfer and convey unto ROBERT O'MALLEY AND BETTY O'MALLEY, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being the easterly 45 feet of the westerly 50 feet of the southerly 111.5 feet of Lot No. 41 on the Map of J.P. Haynie's Oriental Subdivision, as of record in Book 161, Pages 26 and 27, Register's Office for said County.

Said part of Lot No. 41 fronts 45 feet on the northerly side of Prince Street and runs back between parallel lines 111.5 feet to a dead line.

The subject property is improved property known as 205 PRINCE AVENUE, NASHVILLE, TN 37207.

BEING the same property conveyed to James T. Vaughn, Jr. and Frances Vaughn herein by deed of record in Book 2270, Page 374, Register's Office for Davidson County, Tennessee. James T. Vaughn, Jr. died on October 16, 1963 and at the time of his death was married to Frances Vaughn.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Frances Vaughn by [signature] AIF
FRANCES VAUGHN
by: JAMES R. VAUGHN, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared James R. Vaughn, to me known to be the person who executed the foregoing instrument in behalf of Frances Vaughn, and acknowledged that he executed the same a s the free act and deed of the said Frances Vaughn, pursuant to a Power of Attorney which appears of record in Record Book _____, Page _____, in the Register's Office for Sumner County, Tennessee.

DONE at offices in Hendersonville, Tennessee on this the 21st day of June, 2006.

[signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $8,000.00.

[signature]
AFFIANT

Sworn to and subscribed before me, this the 21st day of June, 2006.

[signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY