WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/14/07 11:09 2 pgs
Fees:13.00 Taxes:1927.70
20070214-0018733

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$521,000.00.**

Affiant

Subscribed and sworn to before me this 13 day of February, 2007

Notary Public
My Commission expires: 9-19-09
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Gala Gorman	New Century Mtg. Corp.	159-00-0-020.00
1200 Old Hickory Blvd	P.O. Box 514700	
, Brentwood, TN 37027	, Los Angeles, CA 90051-4700	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Donald L. Maloney and wife, Harriette K. Maloney,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Gala Gorman,** _____, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 7th Civil District of Davidson County, Tennessee, and being described as follows:

BEGINNING at a point where the center line of Old Hickory Blvd. intersects the center line of Granny White Pike and running thence North 33 degrees 03' West 365.6 feet to a stake; thence North 43 degrees 44' West 402.7 feet to a stake, the northwest corner of the Arthur J. Arling tract; thence South 00 degrees 07' East 450 feet to a point in the center line of Old Hickory Blvd.; thence with the center line of said boulevard South 80 degrees 0' East 34 feet to a point; thence South 74 degrees 05' East, 200 feet to a point; thence South 71 degrees 45' East 266 feet to the point of beginning, containing 2.73 acres, more or less.

Being the same property conveyed to Donald L. Maloney and wife, Harriette Maloney, by deed from J.M. Durham and wife, Victoria M. Durham, on April 1, 1988, of record in Book 7510, page 570, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE CONVEYANCE BUT EXPRESSLY EXCLUDED is the following:

Beginning at the point of intersection of the existing northwest margin of SR 254 and the southwest boundary of the Richard H. Fahay, etux property; thence with said existing northwest margin having a curve right and southwesterly 21' more or less to a point, said point being 50.00' left of SR 254 proposed centerline station 8+760.953; thence with the existing north margin of said road westerly 50' more or less to a point, said point being 50.00' left of SR 254 proposed centerline station 8+745.463; thence with the proposed northwest margin of said road having a 43.27' radius curve left and northeasterly 51.05' to a point, said point being 54.295' left of Granny White Pike proposed centerline station 30+554.634; thence with the boundary south 30 degrees 49' 28" east 55.41' to the point of beginning containing 1345 square feet and being part of the same property conveyed by J.M. Durham and wife, Victoria M. Durham to Donald L. Maloney and wife, Harriette Maloney as of record in Book 7510, page 570, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2007 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 159-00-0-020.00.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.
- Easement for Sanitary Sewer and Storm Drainage of record in Book 8059, page 400, Register's Office for Davidson County, Tennessee.
- Easement for State of Tennessee of record in Instrument Number 20010806-0083446, Register's Office for Davidson County, Tennessee.
- Easement for Sewer and Drainage of record in Instrument Number 20020809-0057211, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1200 Old Hickory Boulevard, Brentwood, TN 37027**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 9, 2007.

Donald L. Maloney

Harriette K. Maloney

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Donald L. Maloney and Harriette K. Maloney,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 9, 2007

My commission expires 8/14/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY