File Box 248

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
Robert & Betty O'Malley
P.O. Box 4
Antioch, TN 37011

SEND TAX BILL:
Robert & Betty O'Malley
P.O. Box 4
Antioch, TN 37011

Davidson County DEEDWARR
Recvd: 01/10/08 08:53 3 pgs
Fees:18.00 Taxes:85.01
20080110-0003003

MAP AND PARCEL:

MAP	52
GROUP	01-0
PARCEL	307.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 22,975.00.

Peggy D Mathes, Adm.
AFFIANT

Subscribed and sworn to before me this 8th day of January, 2008.

A. B. Waddell
NOTARY PUBLIC

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

My Commission Expires: 10/22/11

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Peggy D. Mathes, Administrator of the Estate of Ruth Helton,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 07P-826, has this day bargained and sold, and does hereby transfer and conveys unto **Robert O'Malley and wife, Betty O'Malley**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN

This is improved property known as 800 Idlewild Drive, Madison, TN 37115.

And now **Peggy D. Mathes, Administrator of the Estate of Ruth Helton** for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all interest unto the said **Robert O'Malley and wife, Betty O'Malley**, their heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to the limitations and restrictions as may effect the premises. 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 8th day of January, 2008.

Estate of Ruth Helton

By: Peggy D. Mathes, Adm
Peggy D. Mathes, Administrator

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Peggy D. Mathes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the **Administrator of the Estate of Ruth Helton,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 07P-826. the bargainor, and as such Administrator, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this 9th day of January, 2008.

Ann B. Waddell
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/22/011

EXHIBIT A

Tract 5-A, Block K of Power & Madison Park, revised plan of Power & Roth, a subdivision in the County of Davidson, State of Tennessee, a plat of which subdivision is of record in Book 843, page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Roland Anglea and wife, Nettie Anglea by deed from Doyle E. Smith and wife, Adrienne M. Smith dated 2/1/53 of record in Book 2487, page 636, Register's Office for Davidson County, Tennessee. Roland Anglea predeceased Nettie Anglea (a/k/a Nettie Anglea) and Nettie Anglea having died testate as evidenced by her will of record in Will Book 192, page 197, in the Probate Court Clerk's Office for Davidson County, Probate Docket No. 94P-1141, leaving her property to her daughter, Ruth Helton. Ruth Helton having since died 8/4/06 and her estate having been probated in the Seventh Circuit Court of Davidson County, Tennessee, Probated Division, Docket No. 07P-826, appointed Peggy D. Mathes as Administrator to the Estate of Ruth Helton to sale said property.