File By 24B

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

Davidson County DEEDWARR
Recvd: 03/12/08 08:56 3 pgs
Fees:18.00 Taxes:85.10
20080312-0024768

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

MAP AND PARCEL:

MAP	81
GROUP	08-0
PARCEL	29.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 23,000.00.

AFFIANT

Subscribed and sworn to before me this 11th day of March, 2008.

NOTARY PUBLIC

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC 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 Cecil Ward,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 06P-1605, 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 106 10h Avenue North, Nashville, TN 37208.

And now **Peggy D. Mathes, Administrator of the Estate of Cecil Ward** 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 11th day of March, 2008.

Estate of Cecil Ward

By: Peggy D Mathes, Admr
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 Cecil Ward,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 06P-1605. 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 11th day of March, 2008.

Ann Waddell
NOTARY PUBLIC

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

My Commission Expires: 10/22/11

File No.: 2008-072

EXHIBIT A

Being the northerly 26 feet 4 inches of Lot No. 31 on the plan of J. L. Valentino's Subdivision of Lot No. 1 of the Woodard Property of record in Book 57, page 83, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 31 fronts 26 feet 4 inches on the easterly side of 10th Avenue North, formerly Maple Street and runs back between parallel lines, 174 feet to an alley.

Being the same property conveyed to Cecil Ward, unmarried, by deed from W. H. B. Harding and wife, Alberta Harding and Patricia Johnson of record in Book 7140, page 181, Register's Office for Davidson County, Tennessee. Cecil Ward having since died on 9/16/06. Pursuant to an order of The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 06P-1605, so ordered Peggy D. Mathes, Administrator to the Estate of Cecil Ward, to sell said property.