[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Peggy Northcutt	New Owner	Map/Parcel -
4119 West Lawn Drive		091-09 84.00
Nashville, TN 37209		13260 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Thomas F O'Malley and wife, Michelle L. Collins** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Peggy Northcutt a married person** (The "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

BEING THE SOUTHERLY PART OF LOT NO. 45 AND THE SOUTHEASTERLY PART OF LOT NO. 44 ON THE PLAN OF T. M. NALLS SUBDIVISION, OF RECORD IN BOOK 421, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SAID PARTS OF SAID LOTS FRONT 100 FEET ON THE WEST SIDE OF NALL AVENUE NOW STEVENSON STREET AND RUN BACK BETWEEN PARALLEL LINES, ALONG THE NORTH MARGIN OF DEAL AVENUE, 150 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO THOMAS F. O'MALLEY AND MICHELLE L. COLLINS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM BRENNON FITZPATRICK, RECORDED ON THE 23RD DAY OF MAY, 2006 IN INSTRUMENT NO. 20060523-0060526, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following:

1. Taxes for the year 2008 and subsequent years, which have been prorated, the payment of which is assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of T. M. NALLS SUBDIVISION, as recorded in Plat Book 421, Page(s) 63, said Register's Office.
3. Easement for Sewer, recorded in Book 4015, Page 81, said Register's Office.

Davidson County DEEDWARR
Recvd: 06/27/08 10:46 2 pgs
Fees:13.00 Taxes:429.20
20080627-0066471

This is improved property commonly known as: 561 Stevenson Street, Nashville, TN 37209

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $116,000.00

Peggy Northcutt
Affiant

Subscribed and sworn to before me this 23rd day of June, 2008

My Commission Expires: My Commission Expires 01/09/2012

Ryan Hunter Alsup
Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 23rd day of June, 2008.

Thomas F. O'Malley

Michelle L. Collins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of June, 2008, before me personally appeared Thomas F. O'Malley to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

My Commission Expires 01/09/2012

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of June, 2008, before me personally appeared Michelle L. Collins to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

My Commission Expires 01/09/2012

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY