WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $202,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF JUNE, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4-14-12

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 08-02572 VINCIONI

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Richard G Vincioni and Florence Vincioni	same	104-11-J 1.00 CO
2120 Acklen Avenue #1		
Nashville, TN 37212		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MATTHEW R. O'MALLEY, AND WIFE, SABRINA J. O'MALLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

RICHARD G VINCIONI, AND WIFE, FLORENCE VINCIONI

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2120 Acklen Avenue #1, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. 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 hand on the 27th day of June, 2008.

Davidson County DEEDWARR
Recvd: 06/30/08 08:43 2 pgs
Fees:13.00 Taxes:747.40
20080630-0066835

Matthew R. O'Malley

Sabrina J. O'Malley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, MATTHEW R. O'MALLEY AND SABRINA J. O'MALLEY, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of June, 2008.

Notary Public

My Commission Expires: 4-14-12

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EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 1 on the condominium site plan of Peabody Place, as described in the Master Deed for Peabody Place Homeowner's Association, Inc. of Record Book 6323, Page 147, Register's Office for said county, to which reference is hereby made for a more complete description.

Being the same property conveyed to Matthew R. O'Malley, unmarried and Sabrina J. Wheeler, unmarried, joint tenants with right of survivorship by Warranty Deed from Patricia Ann Pierce, recorded on the 3rd day of August, 2005 in Instrument No. 20050803-0091394, in the Register's Office of Davidson County, Tennessee.

Sabrina J. Wheeler having since married Matthew R. O'Malley and is now known as Sabrina J. O'Malley

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.