WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090041748 DEEDWARR
Recvd: 06/23/09 09:57 2 pgs
Fees:13.00 Taxes:144.30
20090623-0058235

JAMIE C. POLK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2009

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert A. O'Malley	NEW OWNER	Parcel ID:
P.O. Box 4		07101000200
Antioch, TN 37011		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

James M. Williams, Jr. and wife, Sheila Vaden-Williams

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Robert A. O'Malley and wife, Betty S. O'Malley

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in the 12th Civil District of Davidson County, Tennessee, located on the westerly margin of Toney Road, and being described by a survey and plat (unrecorded) of Norris L. Wickerson, revised June 16, 1951. Beginning at an iron pin on said Toney Road, being the northeast corner of Tract No. 12 as shown by said Plat; thence northerly following the westerly margin of Toney Road 50 feet to a point; thence westerly 311.5 feet to a point; thence southerly following Dennis Lovell line 50 feet to a point; thence easterly 310.2 feet to the point of beginning.

Being the same property conveyed to James M. Williams, Jr. and wife, Sheila Vaden-Williams by deed from Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-1, of record in Instrument 20060517-0057630, said Register's Office. See also Affidavit of Corrective Acknowledgment of record in Instrument 20060816-0101041, said Register's Office.

This conveyance is made subject to: (1) 2009 Taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 535 Toney Road, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 hands this 20th day of June, 2009.

James M. Williams, Jr.

Sheila Vaden-Williams

NOTARY PUBLIC MY COMMISSION EXPIRES: JULY 7, 2012 MONTGOMERY COUNTY, MD

STATE OF MARYLAND
COUNTY OF Howard

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Williams, Jr. and wife, Sheila Vaden-Williams, 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 Lanham, Maryland, this 20th day of June, 2009.

My Commission Expires: 11/17/2012

Notary Public

SANG C. CHO
Notary Public-Maryland
Howard County
My Commission Expires
November 17, 2012