WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2010. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2012

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 317
Smyrna, TN 37167

10001164

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. O'Malley and Betty S. O'Malley	Robert A. and Betty S. O'Malley	
(NAME) 1512 Wayne Drive	(NAME) 1512 Wayne Drive	072 160 189.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jannie L. Pennington, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE 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:

Being all of Lot No. 63 on the plan of Part Two, Porter Heights of record in Plat Book 1424, Page 79, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to John W. Pennington and wife, Jannie L. Pennington by Warranty Deed dated August 26, 1987 from F.C. Richardson and wife, Margaret Mills Richardson, of record in Book 7339, Page 824, Register's Office for Davidson County, Tennessee. Being further conveyed to Lois J. Pennington Pinson also Jannie Pennington by Quitclaim Deed dated August 8, 2006 from Jannie L. Pennington aka Loraine of record in Instrument Number 20060808-0097171, said Register's Office. Being further conveyed to Jannie L. Pennington, femme sole by Quitclaim Deed dated February 1, 2007 from Lois J. Pennington Pinson of record in Instrument Number 20070221-0021410, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **1512 Wayne Drive, Nashville, Tennessee 37206**

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 26th day of August, 2010.

Jannie L. Pennington

BILL GARRETT, Davidson County
Trans:T20100054002 DEEDWARR
Recvd: 08/30/10 14:55 2 pgs
Fees:13.00 Taxes:303.40
20100830-0068720

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jannie L. Pennington the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 26th day of August, 2010.

Commission expires:



Notary Public