FILE BOX 45

BOOK 9663PG 33

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 19 95

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, 37217

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Barbara M. Palmer | The First National Bank of Gainesville, d/b/a The Mortgage Source | MAP 162-16-C |
| (NAME) | (NAME) | |
| 408 Leisure Lane | P.O. Box 2951 | PARCEL 15CO |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Gainesville, GA 30503 | 05DU76832 |
| (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, Caliber Development Group, L.P.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara M. Palmer, unmarried

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 Lot No. 15 on the Plan of Leisure Heights, Phase I, Section 2, of record in Plat Book 6900, page 440, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Calibert Development Group, L.P. by deed from O. B. Hofstetter, Jr., Trustee, of record in Book 9430, page 558, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6146, Page 241; Book 6150, page 585; Book 6259, page 862; and Book 7303, page 232, Register's Office for said County.

This conveyance is subject to all terms and provisions of the By-Laws of record in Book 6146, page 276, Register's Office for said County.

Power of Attorney of record in Book 9642, page 624, and Book 9642, page 625, Register's Office for said County.

unimproved ( )
This is improved ( X ) property, known as 408 Leisure Lane, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 27th day of April, 19 95

Caliber Development Group, L.P.
By: Gary Pickens
Gary K. Pickens, Partner

By: Brown Taylor by Gary Pickens, His Atty in Fact
Brown Taylor, Partner

By: Gerald W Pickens by Gary K Pickens, His Atty in Fact
Gerald W. Pickens, Partner

STATE OF TENNESSEE
COUNTY OF

BOOK 9663 PG 34

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Gary K. Pickens and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Partner and _____ respectively of the Caliber Development Group, L.P. the within named bargainor, and corporation, and that he as such Partner and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Gary K. Pickens as such Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN day of April 19 95.

My commission expires May 24, 1997

Patricia Nicholls
Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

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 Gary K. Pickens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Brown Taylor, Limited Partner, and Gerald W. Pickens, Limited Partner, as the free act and deed of the within named Brown Taylor and Gerald W. Pickens.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of April, 1995.

My Commission Expires: 5/24/97

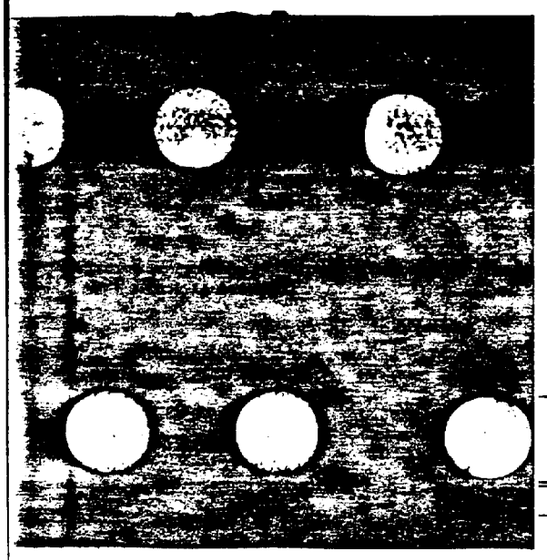
Patricia Nicholls
Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

95 MAY -3 PM 1:53
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

57427



**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

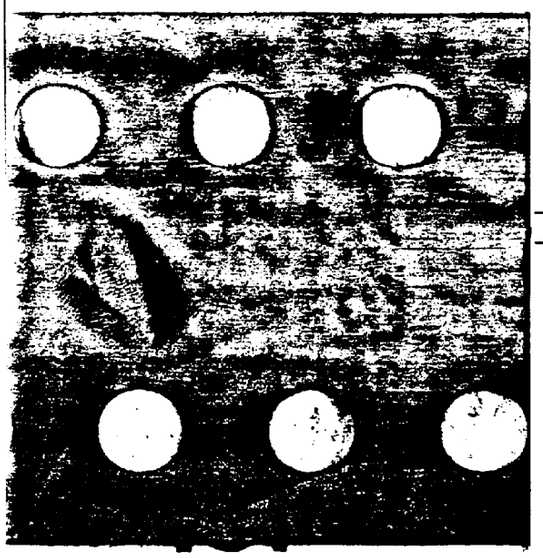
RECEIVED OF _____

FOR _____

BOOK 9663 PG 35

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|



| | |
|---|---|
| CAMT | 77500.00 |
| CON TX | 286.75 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 295.75 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 295.75

05/03/95 01 13:58 0001 7294

57427
IDENTIF. & REFERENCE

95 MAY -3 PM 1:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 906712