Instr:200003280031106 Page: 1 OF 2
REC'D FOR REC 03/28/2000 11:26:22AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $384.80

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE Exp 05/27/2001

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Palmer IV (NAME)	SAME (NAME)	MAP 91-13
409 West Bend Drive (ADDRESS)	(ADDRESS)	PARCEL 189
Nashville, TN 37209 (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, James H. Frensley, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles R. Palmer IV, 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:

Land in Davidson County, Tennessee, being Lot No. 12, Block A on the Plan of the First Section of Croleywood Subdivision of record in Book 1130, page 65, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James H. Frensley, Jr. and wife, Mary Louise Frensley by deed from Jimmie D. Whittington and wife, Bonnie L. Whittington, of record in Book 4023, page 633, said Register's Office. Mary Louise Frensley conveyed her interest in said property to James H. Frensley, Jr. by Quitclaim Deed of record in Book 5801, page 79, said Register's Office.

This conveyance is subject to (a) 2000 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 1130, page 65, said Register's Office.

unimproved ( )
This is improved (X) property, known as 409 West Bend Drive, Nashville, Tennessee 37209
(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 March, 2000

James H. Frensley, Jr.

James H. Frensley, Jr.

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 James H. Frensley, Jr.

the bargainor _____, 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 for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this _____ day of March, 2000.

Commission expires _____

Notary Public

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE Exp.05/27/2004

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public