This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2030552-1

Return to:
TITLE ENTERPRISES, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/02/03 13:32 2pgs
Fees:13.00 Taxes:319.68
20030602-0074665

Send Tax Bills To:
First National Bank of Arizona
P.O. Box 66604
Phoenix, AZ 85082

New Owner is:
Phillip D. Palmer
614 Hickory Glade Court
Antioch, TN 37013

MAP: 162-01-O-C-67.00CO
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jennifer Foster** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Phillip D. Palmer** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Unit No. 67 on the Plan of Phase 2, Hickory Glade, of record in Book 6205, page 889, as amended in Book 6900, page 41, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jennifer Foster from W. Michael DuMont and wife, Nancy Sue DuMont by Warranty Deed dated October 15, 1998 and recorded October 21, 1998 in Book 11163, page 747, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Book 6250, page 889, as amended in Book 6900, page 41, Register's Office for Davidson County.

Grantor and Grantees acknowledge that the foregoing description will be revised by survey and that a Deed of Corrections may, thereafter, be recorded at the option of the Grantee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 23rd day of May, 2003.

GRANTOR:

Jennifer Foster

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jennifer Foster** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 23rd day of May, 2003.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Notary Public

My Commission Expires:

MY COMM. EXP. 10/22/05

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $86,400.00.

Affiant

SWORN TO and subscribed before me this 20th day of May, 2003.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

NOTARY PUBLIC

My commission expires:

MY COMM. EXP. 10/22/05