Davidson County DEEDWARR
Recvd: 10/13/03 14:16 2pgs
Fees:13.00 Taxes:488.40

20031013-0151501

Warranty Deed

THIS INDENTURE, made and entered into this 30th day of September 2003

by and between Paul K. Fricke and wife, Rhonda M. Fricke

of the first part, and Phillip D. Palmer , unmarried

, of the second part

WITNESSETH: That for the consideration hereinafter expressed the said party/parties of the first part has/have bargained and sold and does/do hereby bargain, sell, convey and confirm unto the said party/parties of the second part the following described real estate, situated and being in Nashville County of Davidson State of TN

Land situated in Davidson County, Tennessee to wit:

Being Lot No. 17 on the Plan of a Horizontal Property Regime, Private Element Plat, Nashboro Village, Tract 7, of record in Book 11700, Pages 49 and 50, which amends the Plat of record in Book 4660, Page 156, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Paul K. Fricke, a married person and Rhonda M. Fricke, a married person, herein by Warranty Deed dated August 31, 2000 filed for record September 8, 2000 at Instrument No. 20000908-0089036, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party/parties of the second part, his/her/their heirs and assigns in fee simple forever.

And the said party/parties of the first part does/do hereby covenant with the said party/parties of the second part that he/she/they is/are lawfully seized in fee of the aforedescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the same is unencumbered, except for year 2004 Davidson County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Book 11700, Pages 49 & 50, amending Plat of record in Book 4660, Page 156, Easements of record in Book 8870, Page 887, Book 4868, Page 74, Book 4815, Page 425, Book 10110, Page 860, and Judgement of Declaration of taking of record in Book 4254, Page 410, and that the title and quiet possession thereto he/she/they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged.

WITNESS the signature (s) of the said party/parties of the first part the day and year first above written.

Paul K. Fricke

Rhonda M. Fricke



INDIVIDUAL
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____,
a Notary Public of said County and State, Paul K. Fricke & Rhonda M. Fricke, the within named 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, at office, this 30th day of September, 2003.

Doug Valentine
Notary Public

My Commission Expires 30 day of Sept, 2007

INDIVIDUAL
STATE OF TENNESSEE,
COUNTY OF SHELBY.

Personally appeared before me, _____,
a Notary Public of said County and State, _____, the within named 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, at office, this 30th day of September, 2003.

Notary Public

My Commission Expires _____ day of _____, 20__

ATTORNEY IN FACT
STATE OF TENNESSEE,
COUNTY OF SHELBY.

On this _____ day of _____, _____, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, acknowledged that he executed the same as the free act and deed of said _____.

Witness my hand, at office, this _____ day of _____, 2003.

Notary Public

My Commission Expires _____ day of _____, 20__

PARTNERSHIP
STATE OF TENNESSEE,
COUNTY OF SHELBY.

Before me, _____, a Notary Public of said State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be a partner of _____, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself (or herself) as partner.

Witness my hand and seal, this _____ day of _____, 2003.

Notary Public

My Commission Expires _____ day of _____, 20__

File Number: 20030907/JRH
Parcel Number: 135-12-0-B-017.00

(FOR RECORDING DATA ONLY)

Property address 2130 Nashboro Blvd. #17, Nashville, TN 37217

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Phillip D. Palmer
2130 Nashboro Blvd #17
Nashville, TN 37214

This instrument prepared by: Fearnley & Califf, PLLC
211 Donelson Pike, Ste. 113
Nashville, TN 37214

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 132,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30th day of September, 2003.

Notary Public

My Commission Expires: 7-30-06

Return to:

Fearnley and Califf, PLLC
211 Donelson Pike, Ste. 113
Nashville, TN 37214

Property Owner's Name and Address
Phillip D. Palmer

2130 Nashboro Blvd. #17
Nashville, TN 37217