BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **14th** day of **January, 2005** by and between **Kevin Delon Eastridge and Mary Elizabeth Eastridge** , herein after referred to as GRANTOR, and **Brett Palmer and wife, Tracy Palmer** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 31, on the Plan of Stonemeade, Section III, of record in Plat Book 7900, Page 478, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Special Exceptions:

1) All matters appearing on the plan of Stonemeade, Section III, of record in Plat Book 7900, page 478, Register's Office for Davidson County, Tennessee.

2) Restrictions contained in Instrument of record in Book 7701, page 290 and Book 8349, page 43 and Book 8810, page 840, Register's Office for Davidson County, Tennessee.

3) Homeowner's Association Charter of record in Book 7920, page 728, Register's Office for Davidson County, Tennessee.

4) Homeowner's Association By-Laws of record in Book 8517, page 992 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin Delon Eastridge and wife, Mary Elizabeth Eastridge, by Warranty Deed from Centex Real Estate Corporation, dated January 29, 1993, of record in Book 8872, page 389, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 4604 Sandy Creek Road, Nashville, TN 37067

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Kevin Delon Eastridge
Kevin Delon Eastridge
Signature of Seller

Mary Elizabeth Eastridge
Mary Elizabeth Eastridge
Signature of Seller

Davidson County DEEDWARR
Recvd: 01/24/05 10:49 2 pgs
Fees:13.00 Taxes:832.50



20050124-0008461

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Kevin Delon Eastridge and Mary Elizabeth Eastridge** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **14th** day of **January, 2005.**

Carrie E Hughes
Notary Public

MY COMMISSION EXPIRES
AUGUST 22, 2005

CARRIE E. HUGHES
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TENNESSEE

My Commission Expires:_____

Name and Address of Property Owner:
Brett Palmer and Tracy Palmer
4604 Sandy Creek Road, Nashville, TN 37067

Send Tax Statements to:
ABN AMRO MTG Group
2600 W. Big Beaver Rd, Troy, MI 48084

Map and Parcel--155.15-0A-031.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$225,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **14th** day of **January, 2005.**

Notary Public

My Commission Expires: May 24, 2008

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067
24-1-512