Box 56

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24119-04-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $204,500.00. Affiant Subscribed and sworn to before me this 22nd day of April, 2005. Notary Public My Commission Expires: DAVIDSON COUNTY My Commission Expires 11/12/2008

WARRANTY DEED

Address New Owner: George Kenneth Palmer Felicia I. Palmer 8040 Boone Trace Nashville, TN 37221	**Send Tax Bills To:** new owner	**Tax Information:** Map No.126.15-0A Parcel No. 226.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andi T. Wenzler and husband, William P. Wenzler**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **George Kenneth Palmer and wife, Felicia I. Palmer** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8040 Boone Trace, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of April, 2005.

Andi T. Wenzler

William P. Wenzler

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Andi T. Wenzler and husband, William P. Wenzler**, 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 22nd day of April, 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 04/22/05 15:35 2 pgs
Fees:13.00 Taxes:758.65

20050422-0045312

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Boone Trace at Biltmore, Section Five, as of record in Instrument No. 200006220062086, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Andi T. Wenzler and spouse, William P. Wenzler by deed dated September 21, 2000 from Fox Ridge Homes, Inc. f/k/a NVR Fox Ridge, Inc. of record in Instrument No. 20001003-0098133, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Restrictive covenants contained in an instrument of record in Book 7265, page 657, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions and Restrictions for Boone Trace of record in Instrument No. 20010717-0075902, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Dedication of common area to Boone Trace Homeowners Association, Inc. of record in Instrument No. 20011119-0126831, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Boone Trace Homeowners Association of record in Book 9607, page 534, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 200006220062086, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 756, page 142, Register's Office for Davidson County, Tennessee.
8. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Instrument No. 20040204-0013636, Register's Office for Davidson County, Tennessee.