| Name and Address of New Owner: | Send Tax Bills To: | Prepared by: |
|---|---|---|
| Joe Carroll<br>2130 Nashboro Blvd.<br>Nashville TN 37217 | Same | Southeast Title<br>555 Marriott Drive, S-170<br>Nashville, TN 37214 |

Davidson County DEEDWARR
Recvd: 06/03/05 16:01 2 pgs
Fees:13.00 Taxes:541.24

20050603-0063732

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $146,280.00

Map & Parcel No.

Joe Carroll
Affiant

Subscribed and sworn to before me on 20TH OF May 2005

Notary Public

GIB VAN DER HEYDEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES 05/30/2007

My Commission Expires:_____

## WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Phillip D. Palmer, unmarried (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Joe Carroll, unmarried (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, 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 45 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 Phillip D. Palmer, unmarried, by virtue of a Warranty Deed dated September 30, 2003, from Paul K. Fricke and wife, Rhonda M. Fricke, of record as Instrument No. 20031013-0151501, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 2130 Nashboro Blvd., Nashville, TN 37217.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they 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 for current year real estate taxes.

**GRANTOR further covenants** and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

**WITNESS** my hand on the 20th day of May 2005

Phillip D. Palmer

Phillip D. Palmer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Phillip D. Palmer, 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 Brentwood, Tennessee, this 20th day of May, 2005.

Notary Public

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES 05/30/2007

My Commission Expires: