File #20050036

Davidson County DEEDWARR
Recvd: 06/24/05 10:29 3 pg:
Fees:18.00 Taxes:1202.50

20050624-0072805

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$325,000.00**

Barbara T. Hodges
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd day of June, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-20-09

(AFFIX SEAL)

MARILYN PAINTER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles G. Palmer	SunTrust Mortgage, Inc.	FIELD BOOK 8D 65465
(NAME)	(NAME)	
1021 Garland Hollow Road	P.O. Box 57028	MAP 88 PARCEL 61
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143	Irvine, CA 92619	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth B. Hodges, n/k/a Elizabeth Burns, unmarried Ralph D. Burns, Jr., married** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Charles G. Palmer and Deborah N. Palmer, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE LEGAL DESCRIPTION ATTACHED

EXHIBIT "A"

Being the same property conveyed to Elizabeth B. Hodges and Ralph D.Burns, Jr., as joint tenants with right of survivorship by deed dated January 4, 2002 from James S. Derrick, Jr. and wife, Nancy Derrick of record in Instrument No. 20020114-0005175, Register's Office for Davidson County, Tennessee. The said Elizabeth B. Hodges is now known as Elizabeth Burns.
The former spouse of Elizabeth B. Hodges (n/k/a) Elizabeth Burns does not now, nor has ever had a marital interest in subject property.

This conveyance is subject to any and all matters of public record, Register's Office for Davidson County, Tennessee

Ralph D. Burns, Jr. or his spouse does not now nor has ever had a marital interest in subject property.

Unimproved ()
This is improved (X) property, known as 1021 Garland Hollow Road, Pegram, TN 37143
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

Witness our hands this 22nd day of June, 2005.

Elizabeth B Hodges NKA Elizabeth Burns

Elizabeth B. Hodges, n/k/a

Ralph D. Burns, Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this the 22nd day of June, 2005 before me personally appeared Elizabeth B. Hodges n/k/a Elizabeth Burns and Ralph D. Burns, Jr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of this instrument for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of June, 2005.

NOTARY PUBLIC

My Commission Expires 10/22/05



(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027

EXHIBIT "A"

A tract of land located in the 12th Civil District of Davidson County, Tennessee, being designated as Tract No. 12 of the John T. Hailey, Jr. and Anne S. Hailey Tract and described according to a survey by Rex Northcutt, Tennessee Registered Land Surveyor, License No. 77, dated April 26, 1996, as follows:

Beginning at a metal pin set on the north side of a proposed 50.00 foot wide right of way (off Garland Hollow Road) and being the southwest corner of a 50.00 foot wide right of way for ingress and egress and this being the southwest corner of the herein described tract, and said pin being 564.72 feet from a point in the center of Garland Hollow Road, this point being 261.62 feet from the northwest corner of the Charles McCoy property; thence, with the true point of beginning, North 13° 54′ 09" East 472.37 feet to a metal pin; thence, North 15° 47′ 58" East 323.55 feet to a metal pin at a metal fence post; thence, North 15° 57′ 39" East 361.06 feet to a metal pin at a metal fence post, the northwest corner of the herein described tract; thence, North 63° 04′ 35" East 149.11 feet to a nail at a 14 inch hickory; thence, North 64° 59′ 07" East 175.30 feet to a 10 inch maple in fence; thence North 72° 42′ 50" East 103.92 feet to a metal pin at a 10 inch maple, the northeast corner of the herein described tract; thence South 14° 55′ 40" West 1140.16 feet to a metal pin on the North margin of a proposed 50.00 foot wide right of way off Garland Hollow Road, the southeast corner of the herein described tract; thence, with said North margin of proposed 50.00 foot wide right of way South 68° 17′ 40" West 278.01 feet to a metal pin; thence, South 58° 42′ 38" West 163.72 feet to the point of beginning.