Realty 488

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $152,800.00

Affiant

Subscribed and sworn to before me, this 15th day of July, 2005.

Notary Public
My commission expires: 5/24/08

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

07-0506-82088

Address of New Owner:	Send Tax Bills to:	Tax Information
Kathleen Hill 904 Carlisle Ct. South Nashville TN 37214	New Owner	108 4 A 51.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John D. Palmer, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Kathleen Hill**, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot 101 on the Plan of Section Two, Villages of Larchwood, of record in Book 7900, Page 326, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John D. Palmer, unmarried, by deed from Rodney L. Beverstein and wife, Toni M. Beverstein of record in Instrument No. 20040730-0091375, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 904 Carlisle Ct. South, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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.

Davidson County DEEDWARR
Recvd: 07/29/05 10:23 2 pgs
Fees:13.00 Taxes:562.40
20050729-0088793

WITNESS my hand this 15th day of July, 2005.

John D. Palmer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **John D. Palmer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN this 15th day of July, 2005.

Catherine R. Vass
Notary at Large

My Commission expires: 5/24/08

