THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Carlos Vidaurre	**NEW OWNER**	163-11-0-012.00
2989 Baby Ruth Lane		
Antioch, TN 37013		

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $136,500.00.

Carlos Vidaurre
Affiant

Subscribed and sworn to before me this

Notary Public
My Commission Expires:

LYNN GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 08/26/05 14:58 2 pgs
Fees:13.00 Taxes:505.05
20050826-0102610

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Rodney O. Palmer, and wife,LaWanda Palmer**(herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Carlos Vidaurre**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Antioch, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being Lot No. 12 of the Final Plat, Baby Ruth Lane Estates, Section II, of record in Plat Book 11190, Page 102, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Rodney O. Palmer, unmarried from T. R. Mullins by Warranty Deed of record in Instrument No. 20020424-0050599 dated 4/24/2002. Being the same property conveyed to T. R. Mullins, by deed from Gary Batson of record in Instrument No. 20010816-0088747, dated 8/16/01, Register's Office for Davidson County, Tennessee, Rodney O. Palmer is now married and LaWanda Palmer, his wife, joins in execution, to convey her marital interest This conveyance is made subject to property taxes for the year which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: All matters as set forth per Plat of record in Book 11190, page 102 Register's Office for Davidson County. Restrictive covenants recorded in Book 11178, Page 26, Davidson County Register of Deeds. Subject to the Easement to American Telephone of record in Book 1229, page 5, Davidson County Register of Deeds Subject to the Joint Driveway Agreement of record in Book 3843, page 727, Davidson County Register of Deeds Subject to the Right-of-Way reserved in Book 475, page 328, Davidson County Register of Deeds.

THIS IS **improved** PROPERTY KNOWN AS 2989 Baby Ruth Lane, Antioch, TN 37013

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein June 6th, 2005

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this

Rodney O. Palmer

LaWanda Palmer

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Rodney O. Palmer, and LaWanda Palmer and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 6th day of June, 2005

Notary Public

My Commission Expires: 5/26/09

(SEAL)

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY