Davidson County DEEDWARR Recvd: 02/07/06 12:16 2 pgs Fees:13.00 Taxes:462.50 **20060207-0015130**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00 Affiant Subscribed and sworn to before me, this 30th DAY OF January, 2006. Notary Public MY COMMISSION EXPIRES: MAR. 25, 2006 (AFFIX SEAL)

WARRANTY DEED

P-KW-06-0612

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosemary T. Palmer		
612 Piccadilly Row	(NAME) Same	149-2-A- 58
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GWENDOLYN SANDERS AND HUSBAND, EDDIE SANDERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROSEMARY T. PALMER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Piccadilly Square, Phase 1 of record in Plat Book 5200, pages 720-725, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gwendolyn Bond by deed dated December 17, 1999 from Gwendolyn R. Tate Dunn and husband, Walter Tyrone Dunn of record in Instrument No. 199912230306561, Register's Office for Davidson County, Tennessee. The said Gwendolyn Bond, having since married to Eddie Sanders and is now known as Gwendolyn Sanders. Eddie Sanders joins in this instrument for the purpose of conveying any and all marital insterest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Plat Book 5200, pages 720-725; Book 6236, page 683; Book 6300, page 409; Book 6306, page 833; Book 6355, page 322; Book 6830, page 739; Book 6236, page 708; Book 6295, pages 572, 580, and 588; Book 6300, page 431; Book 6236, page 703; Book 6295, pages 548, 556, and 564; Book 6300, page 423; Book 7288, page 963; Book 6236, page 726; Book 6295, pages 596 and 602; Book 6300, page 439; Book 6236, page 680; Book 6782, page 518 Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 612 Piccadilly Row, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this 30th day of January, 2006.

Gwendolyn Sanders

Eddie Sanders

STATE OF Tennessee
COUNTY OF Davidson

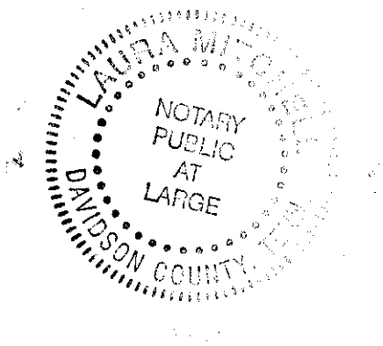
On this the 30th day of January, 2006, before me personally appeared Gwendolyn Sanders and husband, Eddie Sanders to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of January, 2006.

Notary Public

My Commission Expires: 5/28/06

(SEAL)



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959