FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2006

_____
Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

ZANA C. PETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Gary B. Palmer	New Owner	Map 112.00
8733 Old Charlotte Pk.		Group 0
Pegram, TN 37143		Parcel 086.00

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, we

Eric H. Avery and wife, Billie Alexander Avery

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Gary B. 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:

BEING Lot No. 1 on the Plan of Sigler-Avery Subdivision, of record in Plat Book 9700, page 583, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Eric H. Avery and wife, Billie Alexander Avery by Warranty Deed dated April 29, 1984, of record in Book 9328, page 237, said Register's Office. Also see Quitclaim Deed of record in Instrument 200511080135091, said Register's Office.

Power of Attorney of record in Instrument 20060407.0040273, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 8729 Old Charlotte Pk., Pegram, TN 37143

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 we do covenant with the said GRANTEES 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 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 31st day of March, 2006.

Eric H. Avery By Mary Avery, ATTY-IN-FACT
Eric H. Avery by Mary Avery, Attorney in Fact

Billie Alexander Avery By Mary Avery, ATTY-IN-FACT
Billie Alexander Avery by Mary Avery, Attorney in Fact

Davidson County DEEDWARR
Recvd: 04/07/06 10:21 2 pgs
Fees:12.00 Taxes:0.00
20060407-0040274

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Avery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Eric H. Avery and Billie Alexander Avery, as their Attorney in Fact, as the free act and deed of the within named Eric H. Avery and Billie Alexander Avery.

Witness my hand and official seal this 31st day of March, 2006.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY