Bok 17

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #06-1419

Davidson County DEEDWARR
Recvd: 09/22/06 10:36 2 pgs
Fees:13.00 Taxes:399.60
20060922-0117679

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Barbara A. Mangrum Palmer and husband, Timothy Paul Palmer, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Roy A. Diedrickson and wife, Cindy L. Diedrickson, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the map of Luna Heights Subdivivision, of record in Book 2854, page 50, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Barbara A. Mangrum by deed from Jeral A. Mangrum and wife, Martha A. Mangrum, dated September 25, 1998, of record in Book 11131, page 35, Register's Office for Davidson County, Tennessee.
Barbara A, Mangrum is now known as Barbara A. Mangrum Palmer by virtue of her marriage to Timothy Paul Palmer. Timothy Paul Palmer joins in the execution of this instrument to convey any and all rights he may have, especially his marital rights, in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3359 Ezell Road, Nashville TN, 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 18th day of September, 2006

Barbara A. Mangrum Palmer
Barbara A. Mangrum Palmer

Timothy Paul Palmer
Timothy Paul Palmer
By Barbara A. Mangrum Palmer, atty-in-fact
By Barbara A. Mangrum Palmer
atty in fact

State of Tennessee)
County of Davidson)

On this 18th day of September, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Barbara A. Mangrum Palmer,** the bargainor(s), to me known (or proved to me on the basis of ~~satisfactory evidence) to be the person(s)~~ described in and who executed the foregoing instrument, and acknowledged ~~the execution as a free act and deed.~~

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

On this 18th day of September, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared, **Barbara A. Mangrum Palmer,** the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the ~~person who~~ executed the foregoing instrument in behalf of **Timothy Paul Palmer** acknowledged that ~~such person executed the same as the free act~~ and deed of **Timothy Paul Palmer.**

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 108,000.00.

X Barbara A. Mangrum Palmer
Affiant

Sworn and subscribed before me on this the 18 ~~day~~ of September, 2006.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Roy A. Diedrickson
3359 Ezell Road
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
Coldwell Banker Mortgage
3000 Leadenhall Road
Mt. Laurel, NJ 08054

TAX MAP-PARCEL #:
148-2-91