Davidson County DEEDWARR
Recvd: 12/27/06 15:45 3 pgs
Fees:18.00 Taxes:333.00
20061227-0159653

This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Philip G. Palmer and Ingrid B. Palmer
2509 Oak Forest Drive
Antioch, TN 37013

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 148-16
PARCEL 77.00/1.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Leslie C. Smelser, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Philip G. Palmer and Ingrid B. Palmer, as tenants by the entirety, 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:

SEE EXHIBIT "A"

This is the same description as in previous deeds of record.

This conveyance subject to the right-of-way Antioch Pike and the flow of Mill creek.
Taxes for 2006 have been pro-rated and paid.

This is improved property known as 2359/2403 Antioch Pike, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Philip G. Palmer and Ingrid B. Palmer, married, their heirs and assigns, forever; and I, Leslie C. Smelser, unmarried do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 27th day of December, 2006.

Leslie C. Smelser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Leslie C. Smelser, unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of December, 2006.

NOTARY PUBLIC

My Commission Expires: 5/22/2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 90,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of December, 2006.

NOTARY PUBLIC
My Commission Expires: 5/22/2010

EXHIBIT "A"

TRACT I: 2359 Antioch Pike - Map 148-16 Par. 077.00
LAND in the Second Civil District of Davidson County, Tennessee, near the town of Antioch and described as follows:

BEGINNING at the point in the center of Antioch Pike (formerly known as Mill Creek Valley Road}. being the northwest corner of a tract of land conveyed to Sam B. Simpson by deed from Charles T. Dressel and wife, Mamie Dressel, of record in Book 1302, Page 264, said Register's Office; and being the northeast corner of the property belonging to the W. W. Goodwin Estate; thence S60°E, 70 feet to a point in the center of Antioch Pike; thence S20°91' to the center of Mill Creek; thence down said creek to the southwest forner of said tract of land conveyed to Sam B. Simpson, by deed of record in Book 1302, Page 264, said Register's Office; being the southeast corner of the tract belonging to the W.W. Goodwin Estate; thence N20°E and with said Goodwin line, 91 feet to the beginning.

BEING the same property conveyed to Leslie C. Smelser by deed from Mary D. Wisener, unmarried, of record in Book 7998, Page 433, Register's Office for Davidson County, Tennessee.

TRACT II: 2403 Antioch Pike - Map 162-4 Par. 1.00
LAND in Davidson County, Tennessee, beginning at a point in the centerline of Antioch Pike (formerly known as Mill Creek Valley Pike), northeast corner of the property in questions and being the northwest corner of the property belonging to the Methodist Church; thence along the center of Antioch Pike, N69°W, 69.25 feet, more or less, to the northeast corner of the property conveyed to Margaret Ann Giles by deed from Sam B. Simpson and wife, of record in Book 1312, Page 144, said Register's Office; thence along Giles east line S20°W to the center of Mill Creek; thence down said Creek to the southwest corner of the Methodist Church Lot; thence with the same N20°E, to the beginning.

BEING the same property conveyed to Leslie C. Smelser by deed from Thelma W. Clark, of record in INST:20030708-0093417, Register's Office for Davidson County, Tennessee.