Box 10-B

Davidson County DEEDWARR
Recvd: 04/26/07 11:08 2 pgs
Fees:13.00 Taxes:665.63

20070426-0049802

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

X Amanda D. Hendricks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF APRIL, 2007.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: SEPTEMBER 22, 2007.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AMANDA D. HENDRICKS	**HOMEFOCUS TAX SERVICE, LLC**	**090-11-0-068.00**
(NAME) **410 BASSWOOD DRIVE**	(NAME) **LENDER #2318** **P. O. BOX 26389**	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) **RICHMOND, VA 23260-0000**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, MICKEY R. PALMER AND WIFE, SHARON K. PALMER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMANDA D. HENDRICKS, UNMARRIED** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A 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. 425 on the Map of Charlotte Park, Section VI, as of record in Plat Book 2900, pages 7 and 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mickey R. Palmer and wife, Sharon K. Palmer from William H. Johnson and wife, Dorothy M. Johnson, by deed dated August 17, 2001 of record as Instrument No. 20010821-0090099, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the plan of record in Book 2900, pages 7 and 8, rights, conditions, obligations and restrictions in regard to the use of a sewage system stated in agreement between Consolidated Development Company, Inc., and the City of Nashville of record in Book 2593, page 566, and any and all other restrictions and conditions of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **410 BASSWOOD DRIVE, NASHVILLE, TN 37209**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 25 day of April, 2007.

Mickey R Palmer
MICKEY R. PALMER

Sharon K. Palmer
SHARON K. PALMER

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 Mickey R. Palmer and Sharon K. Palmer, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25 day of April, 2007.

My commission expires: **September 22, 2007.**

LEE A. COHEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Lee A. Cohen
Notary Public