WARRANTY DEED

B-RME-09-1811

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $807,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010
(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abby Palmer	US Bank	
1811 Woodmont Blvd (ADDRESS)	9321 Olive Blvd. (NAME) (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	St. Louis, MO 63132 (CITY) (STATE) (ZIP)	117-11-108.00

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 ANNE C. FORD, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ABBY 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. 1, ANNE FORD SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20060822-0103499, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO ANNE C. FORD, A SINGLE WOMAN BY QUITCLAIM DEED FROM FREDRIC W. STEPHENSON RECORDED MAY 9, 2006 IN INSTRUMENT NO. 20060509-0054525 AND TO ANNE C. FORD, UNMARRIED BY WARRANTY DEED FROM FAIRFAX DEVELOPMENT COMPANY RECORDED OCTOBER 18, 1985 IN BOOK 6686, PAGE 606, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 20060822-0103499 AND WATERMAIN EASEMENT IN BOOK 7893, PAGE 344, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1811 Woodmont Blvd, Nashville, Tennessee 37215
(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.

BILL GARRETT, Davidson County
Trans:T20090021471 DEEDWARR
Recvd: 04/01/09 12:57 2 pgs
Fees:13.00 Taxes:2985.90
20090401-0029273

Witness my/our hand(s) this 31st day of March, 2009.

Anne C. Ford

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anne C. Ford, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of March, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903