THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20090023494 DEEDWARR
Recvd: 04/08/09 12:52 2 pgs
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20090408-0032176

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***271,600.00.

Affiant

Subscribed and sworn to before me this 6th day of April, 2009.

Notary Public

My Commission Expires: 9/30/09

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Robert Palardy 819 Boscobel Street Nashville, TN 37206	Bank of America 19 Research Park Ct St. Charles, MO 63304	MAP 082-16-0 PARCEL 292.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy One Thousand Six Hundred and 00/100 Dollars ($***271,600.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Edward A. Godfrey, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Robert Palardy, unmarried, and Hollye Gallion, unmarried, as joint tenants with right of survivorship, (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 the westerly 14.5 feet of Lot No. 112 and the easterly 35.5 feet of Lot No. 113 on the Plan of J.S. Williams Addition to Edgefield, now East Nashville, of record in Book 21, page 45, in the Register's Office for Davidson County, Tennessee.

SAID parts of said Lots Nos. 112 and 113 adjoin and front together 50.0 feet on the northwesterly margin of Boscobel Street and extend back between parallel lines 175.0 feet to an alley.

BEING the same property conveyed to Edward A. Godfrey by Warranty Deed dated April 23, 1985, from Robert Eli Scarborough, Jr. and wife, Beth Scarborough, of record in Book 6554, page 611, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 819 Boscobel Street, Nashville, Tennessee 37206.

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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the plan of J.S. Williams Addition to Edgefield of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand on this the 6th day of April, 2009.

Edward A. Godfrey

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 Edward A. Godfrey, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of April, 2009.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY