THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29165-11-2009** **Record & Return To:** **Signature Title Services** **505 Johnny Cash Boulevard, Suite B** **Hendersonville. TN 37075**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $117,000.00. Affiant Subscribed and sworn to before me this 20th day of November, 2009. Notary Public My Commission Expires 8/20/2013

DEAN GERMAIN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08/20/2013

WARRANTY DEED

Address New Owner: Dennis C. Palin, Jr., Karen S. Palin 100 Berkley Drive Madison, TN 37115	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 051120034.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marie I. Farmer**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dennis C. Palin, Jr. and wife, Karen S. Palin** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 100 Berkley Drive, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of November, 2009.

Marie I. Farmer

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Marie I. Farmer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of November, 2009.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires August 23, 2011

BILL GARRETT, Davidson County
Trans:T20090080946 DEEDWARR
Recvd: 12/01/09 09:58 2 pgs
Fees:13.00 Taxes:432.90

20091201-0109686

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Section One, Morningside Heights, as of record in Plat Book 1130, page 76, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to H. B. Farmer and wife, Marie I. Farmer by Deed dated September 28, 1955, from Reau E. Folk, Jr., Trustee, of record in Book 2454, page 264, Register's Office for Davidson County, Tennessee. H. B. Farmer died on January 31, 2003.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 1130, page 76, Register's Office for Davidson County, Tennessee.