This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title of Rutherford Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

BILL GARRETT, Davidson County
Trans:T20090087887 DEEDWARR
Recvd: 12/31/09 11:12 2 pgs
Fees:13.00 Taxes:458.80
20091231-0118913

ADDRESS NEW OWNER:
Mary Elizabeth Palagonia
224 Lanier Drive
Nashville, Tennessee 37115

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

MAP **43-14**

PARCEL **79.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mari Beerman, unmarried, and Maria Urtubees, unmarried,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Mary Elizabeth Palagonia, 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:

BEING all of **Lot No. 2, on the Revised Plan of Part of The Bernice L. Dickenson's Subdivision**, as shown by plat and survey of record in Book 5190, page 640, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mari Beerman, unmarried, and Maria Urtubees, unmarried, by deed from Capital Journey, LLC of record in Instrument No. 20081020-0105342, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years. If applicable, this conveyance is also made subject to rollback taxes, which taxes shall remain the obligation of the Grantor to pay when due.

This is **improved** property known as **224 Lanier Drive, Nashville, Tennessee 37115.**

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, her heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the **15th** day of **December, 2009**.

Mari Beerman

Maria Urtubees

STATE OF TENNESSEE)
ss:
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mari Beerman, unmarried, and Maria Urtubees, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of December, 2009.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 8/18/2012

STATE OF TENNESSEE)
ss:
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $124,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day
of December, 2009.

NOTARY PUBLIC

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires JAN. 7, 2013