BOOK 10961 PG 57

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Judy L. Billingsley
2622 Woodyhill Drive
Nashville, Tennessee 37206

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Kimberly S. Caughron
946 Carlin Street
Goodlettsville 37072

MAP AND PARCEL:
MAP 71-4
PARCEL 27
12DZ-06850

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 considerations, the receipt of which is hereby acknowledged, I, Kimberly S. Caughron, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Judy L. Billingsley, 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 Lot No. 228, on the Plan of Joywood Heights, Section 2, of record in Plat Book 1130, Page 93, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being a part of the same property conveyed to Kimberly S. Caughron, unmarried, by Quitclaim Deed from Howard L. Caughron and wife, Marguerite Caughron of record in Book 10789, Page 284, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.
This conveyance is subject to such easements and setback lines of record in Plat Book 1130, Page 92, and Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 4153, Page 954, said Register's Office.
This conveyance subject to a Deed of Trust payable to Union Planters Bank, of record in Book 10401, Page 914, said Register's Office, and is not assumed by Grantee. Grantor is obligated to make all payments as set forth in the Deed of Trust securing the first mortgage. A wrap-around mortgage is being recorded simultaneously herewith.

This is improved property known as 2622 Woodyhill Drive, Nashville, TN 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 Judy L. Billingsley, unmarried, her heirs and assigns, forever; and I, Kimberly S. Caughron, unmarried do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 3rd day of June, 1998. BOOK 10961 PG 58

Kimberly S. Caughron

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kimberly S. Caughron, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of June, 1998.

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 54,000.00

AFFIANT

Subscribed and sworn to before me this 3rd day of June, 1998.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

04458 23

IDENTIF. → REFERENCE

98 JUN -4 AM 8:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5725 06/04 0101 03CHECK 208.80

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10961 PG 59

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 54000.00
CON TX 199.80
PRFEE 1.00
WDEED 8.00
TOTAL 208.80
CHECK 208.80

06/04/98 01 08:35 0001 5725

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0445823
IDENTIF. ▲ REFERENCE
98 JUN -4 AM 8:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.