Preparer of this instrument makes no representations as to the status of the title of the property described or conveyed herein.

This instrument prepared by:
Howard G. Hogan, Attorney
912 South Gay Street, Suite 710
Knoxville, Tennessee 37902

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WARRANTY DEED

THIS INDENTURE, made this the 20th day of March, 1995, between **WILLIAM J. MARTIN, one and the same as William James Martin, and wife, FLORENCE W. MARTIN, by GAIL M. BRABSON, Attorney-in-Fact** of Davidson County, Tennessee, First Party and **PHILLIP BILLIOTT and wife, HELEN BILLIOTT**, of Davidson County, Tennessee, Second Party.

WITNESSETH: that said First Party for and in consideration of the sum of One Dollar and 00/100 ($1.00) and other good and valuable considerations to them in hand paid by the Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Second Party the following described premises to-wit:

SITUATE in Davidson County, Tennessee, and being designated as Lot 40 on the Map of Donelson Meadows of record in Deed Book 1835, page 35 in the Register's Office for Davidson County, Tennessee, and being more particularly bounded and described as follows:

Lot No. 40 is described as beginning at a point in the westerly margin of Walnut Hill Drive, the common corner of Lots 39 and 40; thence with the line between said lots Westerly 180 feet to a point in the easterly line of Lot 26; thence with the westerly line of Lots 26 and 25, Northerly 52 feet to the corner of Lot 22; thence with the line between Lots 22 and 40, Northeasterly 67.3 feet to the corner of Lot 21; thence with the line between Lots 21 and 40, Easterly 123.8 feet to the Westerly margin of Walnut Drive; thence with the margin of said drive, Southerly 87 feet to the BEGINNING.

BEING the same property conveyed to William J. Martin and wife, Florence W. Martin by deed dated February 10, 1951, of record in Deed Book 1941, page 49 in the Register's Office for Davidson County, Tennessee.

SUBJECT TO all easements and restrictions of record, including a 60 foot building set back line and ten foot easement for public utilities shown on plan of Donelson Meadows, of record in Book 1835, page 35 and restrictions of record in Book 412, page 351; Book 1788, page 509 and Book 1847, page 469 in the Register's Office for Davidson County, Tennessee, and subject to other applicable easements and restrictions of record.

THIS CONVEYANCE is made subject to applicable easements and restrictions of record.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Party, their heirs and assigns forever.

And said First Party, for themselves and for their heirs, executors and administrators does hereby covenant with said Party, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder set their hands and seals the day and year first above written.

WILLIAM J. MARTIN, one and the same as William James Martin

By: Gail M. Brabson Attny In-Fact
GAIL M. BRABSON, Attorney-In-Fact

FLORENCE W. MARTIN, one and the same as Florence Ward Martin

By: Gail M. Brabson
GAIL M. BRABSON, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF Knox

BEFORE me, the undersigned Notary Public, in the State and County aforesaid, personally appeared Gail M. Brabson, to me know to be the person who executed the foregoing instrument on behalf of William J. Martin and wife, Florence W. Martin, one and the same as William James Martin and wife, Florence Ward Martin, and acknowledged that she executed the same as the free act and deed of the said William J. Martin and wife, Florence W. Martin.

WITNESS my hand and official seal at office in Knox County, this the 19th day of April, 1995.

Maria T. Schettler
NOTARY PUBLIC

My commission expires: 6-24-96

Property Owner: Phillip P. Billiot and Helen Billiot
Address: 212 Walnut Hill Dr.
Nashville, TN 37214
Person or Agency Responsible for Taxes:
Owner
CLT No.: 84-15-55

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 40,000.00.

Affiant

Subscribed and sworn to before me this the 18th day of November, 1995.

NOTARY PUBLIC

My commission expires: 9-20-99

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

0530003
IDENTIF. ↑ REFERENCE

98 DEC 29 PM 2:43
JILL GAUTNEY REGISTER
DAVIDSON COUNTY, TN.

5635 12/29 0101 03CHECK 163.00

OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0530003
IDENTIF. ↑ REFERENCE

98 DEC 29 PM 2:43
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CONV	40000.00
CON TX	148.00
PRFEE	1.00
MTGFEE	12.00
CFEE	2.00
TOTAL	163.00
CHECK	163.00

12/29/98 01 14:41 0001 5635

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1402950