Return To:
Escrow Services of Tennessee, LLC
100 Winners Circle, #150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: 10-29-2003

(AFFIX SEAL)

SONYA M. BRANHAM NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TOM L. BILLINGS	ABN AMRO Mortgage Group, Inc.	118-1-283
(NAME) 925 Gilmore Avenue	(NAME) 2600 W. Big Beaver Rd.	
(ADDRESS) Nashville, TN	(ADDRESS) Troy, MI 48084	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

M. DIRK BULLARD, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TOM L. BILLINGS

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:

Land in Davidson County, Tennessee, being the easterly 6 feet of Lot No. 78 and Lot No. 79 on the Plan of Montrose Place, as of record in Plat Book 57, Page 93, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to M. Dirk Bullard, unmarried by deed from Terry J. Jones and wife, Mary K. Jones of record in Book 11028, Page 121, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved ☒ property, known as 925 Gilmore Avenue, Nashville, TN
unimproved

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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. Wherever 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 my/our hand(s) this 25 day of September, 2001

M. Dirk Bullard

Davidson County DEEDWARR
Recvd: 11/05/01 09:18 2pgs
Fees:13.00 Taxes:595.70

20011105-0120778

STATE OF TEXAS
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. Dirk Bullard, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ft. Worth, Texas this 26 day of September, 2001

Commission expires: Oct 18, 01

Vikki Hutchison
Notary Public

VIKKI HUTCHISON
Notary Public, State of Texas
My Commission Expires
OCT. 18, 2001