RETURN TO:
Advantage Title & Escrow
100 Kenner Avenue
Nashville, TN 37205
615-292-2665
#135

PREPARED BY ~~(AND RETURN TO):~~

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(SK) Title No: 43174
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/07/02 10:18 2pgs
Fees:13.00 Taxes:814.00

20020107-0002019

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Wallace E. Traylor 869 West Hillwood Drive Nashville, TN 37209	SAME

TAX MAP-PARCEL NUMBERS: 102-11-021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$220,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott Billingsby, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wallace E. Traylor,** unmarried, WED. hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 178 on the Plan of Horton Heights, Section VIII, of record in Plat Book 2133, page 30, said Register's Office.

SAID Lot NO. 178 fronts 118 feet on the southwesterly margin of Hainey Drive and extends back 337.4 feet on the northwesterly line and 349.7 feet on the southeasterly line to a broken line in the rear, measuring 128.0 feet thereon.

Being the same property conveyed to Scott Billingsby, by deed from George W. Tye and spouse, Irene S.Tye of record in Book 11570, page 741, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2133 Page 30, said Register's Office, which Plan shows a 75 foot minimum building setback line from Hainey Drive and a 20 foot easement for public utility purposes along the broken rear line; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by Instrument of record in Book 50912, page 201, said Register's Office..

This is improved property, known as: 869 West Hillwood, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of December, 2001.

Scott Billingsby

State of TENNESSEE
County of DAVIDSON

On this 27th day of December, 2001 , before me the undersigned authority, personally appeared Scott Billingsby , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Sworn and subscribed before me this the 28th day of December, 2001

My Commission Expires: _____

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public