WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/03 08:06 2pgs
Fees:13.00 Taxes:518.00

20030604-0076000

J. WAYNE THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 24, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ON THIS, THE 29th DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES:_____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Real Estate Loan Services (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geneva Marie Peoples (NAME)	Same (NAME)	102-07-110.00
6604 Upton Lane (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209 (CITY/STATE/ZIP)	(CITY/STATE/ZIP)	

FOR AND IN 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,

Larry Billings and wife, Elaine M. Palmore

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

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Charlotte Park Section 26 of record in Plat Book 3700, Page 91, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Larry Billings and wife, Elaine M. Palmore by deed from Judy G. Dugger, dated March 2, 1998, recorded March 6, 1998, of record in Book 10826, page 338 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Book 3700, page 91, and at Book 4115, page 975, in the Register's Office for Davidson County, Tennessee; to restrictive covenants of record at Book 4142, page 166, and at Book 4065, page 67, in said register's office; to easement of record at Book 11038, page 820, in said register's office; and to the 2003 Davidson County property taxes, which are being prorated.

This is unimproved ( )
improved (X) property, known as 6604 Upton Lane (House Number/Street) Nashville, (City/Town) TN (State) 37209 (Postal Code)

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 GRANTEE 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 GRANTEE, her 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 our hand this 29th day of May, 2003.

Larry Billings
LARRY BILLINGS

Elaine M Palmore
ELAINE M. PALMORE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. Wayne Thomas, a Notary Public in and for said County and State, the within named **Larry Billings and wife, Elaine M. Palmore** the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville**, **TN**, this 29th day of May, 2003.

Notary Public

Commission Expires:

J. WAYNE THOMAS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 24, 2005

LB