THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street, Ste 3
Hendersonville, TN 37075

Davidson County DEEDQC
Recvd: 07/30/04 08:30 2pgs
Fees:12.00 Taxes:0.00
20040730-0091203

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Phillip Billiot Helen Billiot. 212 Walnut Hill Drive Nashville, TN 37214	same	84-15 – 055.00

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Phillip Billiott and Helen Billiott hereinafter referred to as the "GRANTORS" and Phillip Billiot and wife, Helen Billiot, hereinafter referred to as the "GRANTEES":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, GRANTORS has this day quitclaimed unto GRANTEES, their heirs and assigns, as tenants by the entirety, all their right, title, and interest in and to certain real property located in Davidson County, Tennessee being more particularly described as follows, 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 wit the westerly line of Lots 26 and 25, Northerly 52 feet to the corner of Lot 22; thence wit the line between Lots 22 and 4-, 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 Phillip Billiott and wife, Helen Billiott from Florence W. Martin by deed dated 1/25/01 of record in Instrument No. 20010207-0012126, said Register's Office.

This is un-improved property known as: 212 Walnut Hill Drive, Nashville, TN 37214

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

In Witness Whereof, the undersigned has hereunto set their hands on this the 22nd day of _____, 2004

_____
Phillip Billiott

Helen Billiott
Helen Billiott

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip Billhot and Helen Billhot with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal this 22 day of July, 2004

NOTARY PUBLIC

My commission expires: 7/6/05

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $0.00

Mary K Rodell
AFFIANT

Subscribed and sworn to before me this 22nd day of July, 2004.

NOTARY PUBLIC

My commission expires: 7/6/05

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.