ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Brandon Beehan Gina Necker 5221 Stallworth Drive Nashville, TN 37220	New Owner	MAP and PARCEL 160-4 79

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 05/13/05 14:34 2 pgs
Fees:13.00 Taxes:740.00

20050513-0054417

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Regina L. Billings FKA Regina L. Sally** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto ~~**Brandon**~~ Brendan H. **Beehan and Gina** N. **Necker** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1114 on the plan of Brentwood Hall, Section XI, of record in Book 2331, Page 134, Register's Office for said County.

Said Lot No. 1114 fronts 115.2 feet on the easterly margin of Stallworth Drive and extends back 252.5 feet on the northerly line and 265.8 feet on the southerly line to a dead line in the rear, measuring 122.0 feet thereon.

Being the same property conveyed to James I. Sally, Jr., and wife, Regina L. Sally, by Warranty Deed dated August 15, 1978, from Lloyd Johnson Haile and wife, Gwendolyn J. Haile, of record in Book 5326, Page 262, Register's Office for Davidson County, Tennessee. The said James I. Sally, Jr., died on February 10, 2003, leaving Regina L. Sally as the sole surviving tenant by the entirety. The said Regina L. Sally married Austin L. Billings on November 8, 2004, and is now known as Regina L. Billings.

This is property with a common address of 5221 Stallworth Drive, Nashville, TN 37220.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 2331, Page 134, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 2543, Page 155, said Register's office.

Regina L. Sally is one and the same person as Regina L. Billings.

Grantor further warrants that the property has never been used as a marital residence and that the property is not subject to any marital rights therein.

PROPERTY CONVEYED "AS IS."

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $200,000.00

Affiant

Subscribed and sworn before me this 29th day of April, 2005.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires NOV. 22, 2008

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **29th** day of **April, 2005**.

Regina L. Billings FKA Regina L. Sally

Regina L. Billings FKA Regina L. Sally

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Regina L. Billings FKA Regina L. Sally**, with whom I am personally acquainted, or who 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 office this **29th** day of **April, 2005**.

Notary Public
My Commission Expires: 1/28/2006

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28, 2006

File No. 0504-045.wd