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:(_____) Title No: 46393
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/27/05 11:25 2 pgs
Fees:13.00 Taxes:703.00
20050527-0060119

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Scott McIntosh 1512 Dallas Avenue Nashville, Tennessee 37212	SAME

TAX MAP-PARCEL NUMBERS: 117-04-123

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$190,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Denise L. Dunlap Billings, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Scott McIntosh** 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 the easterly part of Lot No. 8 on the Plan of Victoria Place, as of record in Book 332, page 10, Register's Office for said County.

Said Part of lot 8 fronts 50 feet on the north side of Dallas Avenue and extends back northwardly between parallel lines, 115.2 feet on the westerly line and 119.2 feet on the east line, to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Denise L. Dunlap by deed from Kenneth Wallace of record in Book 8666, page 95. The said Denise L. Dunlap is now known as Denise L. Dunlap Billings.

Tom Billings, spouse of Denise L. Dunlap Billings joins in this conveyance solely to convey any and all marital interest he may have in subject property.

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 2005, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 332 Page 10, said Register's Office. Subject to Restrictive Covenant for use as an apartment of record in Book 8642, page 244, said Register's Office.

This is improved property, known as: 1512 Dallas Avenue, Nashville, Tennessee 37212

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 17th day of May, 2005.

Denise L. Dunlap Billings **Tom Billings**

State of TENNESSEE
County of DAVIDSON

On this 23rd day of May, 2005 , before me the undersigned authority, personally appeared Denise L. Dunlap Billings and Tom Billings, 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: 3/25/010

Notary

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 $190,000.00

Affiant

Sworn and subscribed before me this the 23rd day of May, 2005

My Commission Expires: 3/10/07

Notary Public

Brenda R. Lehman Notary Public At Large Williamson County, Tenn.