WARRANTY DEED

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Davidson County DEEDWARR
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Fees:13.00 Taxes:3080.25

20050531-0061075

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $832,500.00.

Affiant

Subscribed and sworn to me on May 25, 2005.

NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20745SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Roger N. Higgins Ann M. Shipp 3107 Woodlawn Drive Nashville, TN 37215	SAME	117-01-0-064.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Edna M. Billips, an unmarried person**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Roger N. Higgins as to a undivided forty nine percent (49%) interest and Ann M. Shipp, as to a undivided fifty one percent (51%) interest, as Tenants in Common with right of survivorship,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of the Revision of Part of W.M. Cantrell's Subdivision, as of record in Book 2854, page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 110 feet on the south side of Woodlawn Drive, and extends back 369.8 feet on the west line and 370.5 feet on the east line, to a dead line in the rear on which it measures 110 feet.

Being the same property conveyed to Woodrow W. Billips and wife, Edna M. Billips, by deed from Hilda E. Jordan, of record in Book 3520, page 159, Register's Office for Davidson County, Tennessee. The said Woodrow W. Billips having since died.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown onplan of record in Book 2854, page 67, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 3107 Woodlawn Drive, Nashville, TN 37215.

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 GRANTOR does covenant with the said GRANTEES that they are lawfully seized 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; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 hands on May 25th, 2005.

Edna M Billips

Edna M. Billips

By: Wm Billips

William Motley Billips, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Motley Billips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Edna M. Billips, as her Attorney in Fact, as the free act and deed of the within named Edna M. Billips.

Witness my hand and official seal this 25th day of May 2004.

NOTARY PUBLIC

My Commission Expires: 3/22/09

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
March 22, 2008
STATE OF TENNESSEE