Davidson County DEEDWARR
Recvd: 07/01/05 15:13 2 pgs
Fees:13.00 Taxes:379.25

20050701-0076321

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $102,500.00.

Subsribed and sworn before me this the 21st day of June, 2005.

MEREDITH L. CURRY
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
March 23, 2009

(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 500441
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Sun Investments, Inc.
303 Rich Court
Nashville, TN 37211

Send tax bills to:
Community Bank & Trust
575 South Main Street
Ashland City, TN 37015

Map 161-4 Parcel 91

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Wanda G. Billington

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Sun Investments, Inc.

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 44 on the Plan of Goodrich Heights of record in Plat Book 2663, page 60, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Ronnie J. Billington and wife, Wanda G. Billington by Deed dated April 28, 1961 of record in Book 3221, page 545, said Register's Office. The said Ronnie J. Billington having since deceased.

Subject to taxes for the year 2005, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 303 Rich Court, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEES, their successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 21st day of June, 2005.

Wanda G. Billington

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Wanda G. Billington, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of June, 2005.

My commission expires:

_____

Notary Public

MEREDITH L. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

MEREDITH L. CURRY
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
March 23, 2009