Return to:

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Our File Number: 21773N

MAP/GROUP/PARCEL:
75-9/137

NEW OWNER'S NAME AND ADDRESS:
James Billings, Jr., James Billings, Sr. and Terry Billings
237 Bonnacroft Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, STEVEN H. COLLINS, married, hereinafter called Grantor, does hereby transfer and convey unto JAMES BILLINGS, JR., unmarried, and JAMES BILLINGS, SR., and wife, TERRY BILLINGS, their heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 148, on the Plan of Hermitage Hills, as shown on plat of record in Plat Book 2900, pages 48 and 49, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> The subject property is improved property commonly known as 237 Bonnacroft Drive, Hermitage, TN 37076.
>
> Being the same property conveyed to the within named Grantor as of record in Instrument No. 20000107-0002269, Register's Office for Davidson County, Tennessee.
>
> Mandy Collins joins in this conveyance solely to convey any and all marital rights she may have in the property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Davidson County DEEDWARR
Recvd: 09/07/05 11:16 2 pgs
Fees:13.00 Taxes:355.20
20050907-0107382

Steven H. Collins

Mandy Collins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, STEVEN H. COLLINS and MANDY COLLINS, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 31st day of August, 2005.

NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $96,000.00.

AFFIANT

Sworn to and subscribed before me, this the 31st day of August, 2005.

NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006