THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 10/05/05 09:54 2 pgs
Fees:13.00 Taxes:554.96
20051005-0119791

ADDRESS NEW OWNER
Albert P. Xavier
2728 Riverbend Drive
Nashville, TN 37214

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 062-02-0-A PARCEL 084.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jerry W. Billingsley, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Albert P. Xavier and wife, Jimmie E. Xavier,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot 91-B on the Plan of River Trace Estates, Phase I, Section II, as of record in Plat Book 6250, Pages 996 and 997, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jerry W. Billingsley, unmarried by Deed of record from Braewood Development Corp., dated February 28, 1987 of record in Book 7157, Page 162, Register's Office, Davidson County, Tennessee.
This is the same description as in previous deed of record.
This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6851, Page 370 and Book 6982, Page 747, HOA Charter and By-Laws of record in Book 6851, Page 363 and Book 6851, Page 390, Register's Office, Davidson County, Tennessee.
This conveyance is subject to Notes on the Plat of record in Plat Book 6250, Page 996 and 997, Register's Office, Davidson County, Tennessee.
This conveyance is subject to any and all easements and minimum building setback lines of record.

This is improved property known as **2728 Riverbend Drive Nashville, TN 37214.**

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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a 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 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 this 29th day of September, 2005.

Jerry W. Billingsley

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jerry W. Billingsley, unmarried, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of September, 2005.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $149,990.00.

AFFIANT

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

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07