WARRANTY DEED

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2005

Notary Public

MY COMMISSION EXPIRES: 7.19.08
(AFFIX SEAL)

MARY JOE HARTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Duane Jessee (NAME)	SAME AS NEW OWNER (NAME)	MAP 72-6
~~1076 Zophi Street~~ 105 White Oak Ct (ADDRESS)	(NAME)	PARCEL 199
~~Nashville, TN 37216~~ Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN 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 Billingsley and Sherry McConnaghy and Tina Lopez and Jay Rodney Billingsley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony Duane Jessee

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:

Land in Davidson County, Tennessee, being Lot No. 41 on the Revised and Corrected Map of Subdivision of Casper Zopfi's Place of record in Book 547, Pages 21 and 22, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property to Jesse Billingsley by Trustee's Deed from Robert H. Waldschmidt, Trustee in Bankruptcy for Mary Ann Cunningham Cole which deed is of record in Book 6183, Page 302, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2006 AND SUBSEQUENT YEARS AND FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF REVISED AND CORRECETED MAP OF SUBDIVISION OF CASPER ZOPFI'S PLACE OF RECORD IN BOOK 547, PAGES 21 AND 22 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Davidson County DEEDWARR
Recvd: 10/05/05 14:56 2 pgs
Fees:13.00 Taxes:314.50

20051005-0120255

unimproved ( )
This is improved (X) property, known as 1076 Zophi Street, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 30th day of September, 2005

Jerry Billingsley

Tina Lopez by Jerry Billingsley

Sherry McConnaghy

Jay Rodney Billingsley by Jerry Billingsley

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 Jerry Billingsley and Sherry McConnaghy and Tina Lopez and ~~Jay Rodney Billingsley~~,

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 30th day of September, 2005.

Commission expires 3/25/2006

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

State of Tennessee
County of Davidson

On this 30th day of September, 2005, before me personally appeared Jerry Billingsley, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tina Lopez and Jay Rodney Billingsley, and who, upon oath, acknowledged that he executed the same as the free act and deed of the said Tina Lopez and Jay Rodney Billingsley.

Witness my hand and official seal at Madison, Tennessee, this the 30th day of September, 2005.

My commission expires: 3/25/2006

Notary Public