RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP44246

Davidson County DEEDWARR
Recvd: 10/21/05 07:40 2 pgs
Fees:13.00 Taxes:344.10
20051021-0126919

BILLY RAYMER, an unmarried person

TO: Deed

JILLIAN ETHERINGTON, an unmarried person

THIS DEED OF REALTY, executed as of the 12th day of October, 2005, by Grantor, **Billy Raymer, an unmarried person**, to Grantee, **Jillian Etherington, an unmarried person**, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee to have and to hold to her, and to her heirs and assigns forever, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

> Land in Davidson County, Tennessee, being Lots Nos. 266, 267 and 268 on the Plan of the Highland Land Company's Subdivision as of record in Book 421, page 14, Register's Office of Davidson County, Tennessee, more particularly described as follows:
>
> BEGINNING at a point bordering the eastern side of Pennock Avenue where Lots Nos. 265 and 266 meet; thence 175.0 feet in a easterly direction along the line separating said lots numbered 265 and 266 to an alley; thence 75.0 feet in a southerly direction along the westerly margin of said alley to a point where Lots Nos. 268 and 269 meet; thence 175.0 feet in a westerly direction along the line separating said lots numbered 268 and 269 to the easterly margin of Pennock Avenue; thence 75.0 feet in a northerly direction along the eastern margin of Pennock Avenue to the point of beginning; being Map and Parcel No. 71-15-167.00 on the Maps of the Assessor for Davidson County, Tennessee. This description was obtained from the previous deed of record.
>
> This being the same property conveyed to Billy Raymer, unmarried, by deed from Virginia H. Gilliland, a single person, or record in instrument 20040526-0061800, Register's Office for Davidson County, Tennessee.

That Grantor (1) covenants that he is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2005 taxes which are prorated and Grantee assumes; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantee and to her heirs and assigns against all lawful claims; subject, however, to restrictive covenants of record in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

Billy Raymer

GRANTOR

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **Billy Raymer**, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and seal at office this the 12th day of October, 2005.

My Commission Expires: October 25, 2005.

Notary Public

Property Owners Name and Address:	Person or Entity Responsible for Payment of Property Taxes:
Jillian Etherington	New Owner
1817 Jefferson Street	
Nashville, TN 37208	

STATE OF TENNESSEE, ROBERTSON COUNTY
I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$93,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 12th day of October, 2005.

Notary Public (Register of Deeds · Davidson County, Tennessee)

My Commission Expires: October 25, 2005.

This Instrument Prepared By:
Christina M. Bartee, Batson, Nolan, Brice & Williamson
105 Fifth Avenue West, Suite 201, Springfield, Tennessee 37172