ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Tracee Derra 932 Kipling Drive Nashville, TN 37217	Same	MAP and PARCEL 107-14 19

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 12/28/05 10:38 2 pgs
Fees:13.00 Taxes:370.00

20051228-0155050

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Austin Billings, a married person** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Tracee Derra, an unmarried person** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 78 on the Map of Miro Meadows as of record in Book 1424, Pages 94 and 95, Register's Office for said County and described as follows:

Beginning at a point in the east margin of Kipling Drive at the corner of Lots Nos. 77 and 78; thence with the line between said lots easterly 144.5 feet to the corner of Lot No. 79; thence with the line between Lots Nos. 78 and 79, southerly 118 feet to the north margin of Kent Place; thence with the margin of the same westerly 123 feet to the beginning of a curve; thence around said curve northwesterly 31.42 feet to the east margin of Kipling Drive; thence with the margin of the same northerly 90.93 feet to the beginning.

Being the same property conveyed to Austin Billings and wife, Barbara Billings, by Warranty Deed dated April 5, 1960, from Malcolm L. Barrett and wife, Rachel S. Barrett, of record in Book 3070, Page 461, Register's Office for Davidson County, Tennessee. The said Barbara Billings has since died leaving Austin Billings as the sole surviving tenant by the entirety.

This is property with a common address of 932 Kipling Drive, Nashville, TN 37217.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being paid by the Grantor; (2) The Plan of Record in Book 1424, Pages 94 and 95, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 1710, Page 183, said Register's office.

Property conveyed "AS IS."

Regina Billings, spouse of Austin Billings, hereby joins in this conveyance to convey any and all rights she may have in said property including but not limited to any marital rights therein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $100,000.00

Affiant

Subscribed and sworn before me this 15th day of December, 2005.

Notary Public

My Commission Expires: 6-26-07

KRIS MORSS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **15th** day of **December, 2005**.

Austin Billings

Regina Billings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Austin Billings, a married person**, with whom I am personally acquainted, or who 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 office this **15th** day of **December, 2005**.

* and wife, Regina Billings

Notary Public
My Commission Expires: 11/14/2009

File No. 0512-165

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009