Prepared by:
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Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $232,500.00

Affiant

Subscribed and sworn to before me, this 13 day of June 2006.

Notary Public
My commission expires: 12/09/07

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 06/19/06 12:52 2 pgs
Fees:13.00 Taxes:860.25

20060619-0072814

Address of New Owner:	Send Tax Bills to:	Tax Information
Bruce Bertrand	New Owner	181-03-0A-071.00
108 Nantahala Court		
Anitoch TN 37013-0000		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Brian E. Billingsley and wife, Bridget K. Billingsley, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Bruce Bertrand and wife, Patrice Bertrand, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 71 on the Plan of Section Two, Indian Creek Estates, Old Hickory Blvd., of record in Book 9700, page 558 and 559, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brian E. Billingsley and wife, Bridget K. Billingsley, by deed dated 09/21/1998, from Fox Ridge Homes, Inc., of record in Book 11129, page 632, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2006 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Indian Creek Estates of record in Book 9700 Page 558 and 559, Register's Office for Davidson County, Tennessee 3) Restrictive Covenants of record in Book 8955, page 509 and in Book 10752, page 553 4) Easement for Family Cemetery in Book 6549, page 403 5) Storm Water Detention Agreement of record in Book 10729, page 380 6) Charter for Indian Creek Estates Homeowners Association of record in Book 11031 Page 79 7) Conveyance of Common Area of record in Book 11033, page 519 8) Subject to Site Plan of record in Book 9700, page 391

This property is improved property known as 108 Nantahala Court, Anitoch, Tennessee 37013-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 13th day of June, 2006.

Brian E. Billingsley

Bridget K. Billingsley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian E. Billingsley and Bridget K. 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 Brentwood, Tennessee, this 13th day of June, 2006.

Notary Public

My Commission expires: 4/2/07

FILE NO: WG1381

