Box 8

WARRANTY DEED

G-KAZ-06-1107

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBRA MANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 06/27/06 14:22 2 pgs
Fees:13.00 Taxes:666.00

20060627-0076890

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Denise Dunlap Billings	AmSouth Bank	
1107 Lawrence Avenue (ADDRESS)	2050 Parkway Office Ctr. RCN-6 (ADDRESS)	105-13-230.01
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Birmingham AL 35244 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RUSSELL O. LOCKRIDGE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DENISE DUNLAP BILLINGS AND SPOUSE, THOMAS LANDRY BILLINGS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE WESTERLY PART OF LOT NO. 19, 20 AND 21, IN THE PLAN OF DUCKWORTH'S ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 83, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY OF BARGE, WAGGONER, AND SUMNER, MAY 25, 1970 AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF LAWRENCE AVENUE, 130 FEET WEST OF THE WESTERLY MARGIN OF 11TH AVENUE SOUTH; THENCE LEAVING SAID AVENUE, SOUTH 4 DEG. 33 MIN WEST 150 FEET TO AN IRON PIN; THENCE NORTH 82 DEG. 44 MIN. WEST 49.1 FEET TO AN IRON PIN IN THE EASTERLY MARGIN OF ALLEY NO. 649; THENCE WITH THE SAME, NORTH 4 DEG. 33 MIN. EAST 134.3 FEET TO AN IRON PIN IN THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, NORTHEASTERLY 24.27 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF LAWRENCE AVENUE; THENCE WITH THE SAME, SOUTH 82 DEG. 44 MIN. EAST 33.3 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RUSSELL O. LOCKRIDGE AND WIFE, MARY F. LOCKRIDGE BY WARRANTY DEED FROM CARRIE BELLE YEARGIN, RECORDED ON THE 3RD DAY OF NOVEMBER, 1994 IN DEED BOOK 9511, PAGE 764, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. The said Mary F. Lockridge Having since died, leaving Russell O. Lockridge as the surviving tenant by the entirety.

his conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; and b) instruments of record in Book 57, Page 83, said Register's Office.

unimproved ( )

This is improved (X) property, known as 1107 Lawrence Avenue, Nashville, Tennessee 37204

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 22nd day of June, 2006.

Russell O. Lockridge

STATE OF Tennessee
COUNTY OF Davidson

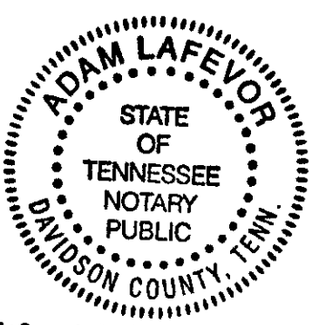
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell O. Lockridge, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 22nd day of June, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903