21778

Box 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $162,000.00.

William W. Billips
Affiant

Subscribed and sworn to me on July 14, 2006.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
Richard W. Sebastian
My Commission Expires March 22, 2008

STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 07/18/06 15:55 3 pgs
Fees:18.00 Taxes:599.40

20060718-0086764

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21778SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William W. Billips 547 Adamwood Drive Nashville, TN 37211	SAME AS NEW OWNER	147-10-188

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, W. Craig Johnson, Jr. and wife, Patricia M. Johnson, a/k/a Patricia Johnson, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto William W. Billips, an unmarried man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 21, on the Plan of Parkview Estates, Section 2, as of record in Book 3700, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to W. Craig Johnson, Jr., and wife, Patricia Johnson, by Warranty Deed dated December 10, 2004 and recorded as Instrument No. 20041214-0148476, Register's Office for Davidson County, Tennessee. The said Patricia Johnson is one and the same as Patricia M. Johnson
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2006 Davidson County taxes which have been assumed by the Grantees; and
> 2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
> 3. Matters shown on plan of record in Book 3700, page 87, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 547 Adamwood Drive, Nashville, TN 37211.

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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hands on July 14, 2006.

W. Craig Johnson, Jr.

Patricia M. Johnson

By:
W. Craig Johnson, Jr., Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 14, 2006, before me personally appeared W. Craig Johnson, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on July 14, 2006.

NOTARY PUBLIC

My Commission Expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

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 W. Craig Johnson, Jr., 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 on behalf of Patricia M. Johnson, as her Attorney in Fact, as the free act and deed of the within named Patricia M. Johnson.

Witness my hand and official seal this 14th day of July 2006.

June E. Rowell
NOTARY PUBLIC

My Commission Expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE