Box 8

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 07/28/06 13:34 2 pgs
Fees:13.00 Taxes:1272.80
20060728-0091587

W & I Ref:(dm) Title No: 48029
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Paula S. Bradnan<br>4112 Colorado Ave.<br>Nashville, Tennessee 37209 | America's Wholesale Lender<br>750 Old Hickory Blvd. #180<br>Brentwood, Tennessee 37027 |

**TAX MAP-PARCEL NUMBERS:** 10304039900

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$344,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frederic T. Billings and spouse, Kathryn Kitchens Billings**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Paula S. Bradnan** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the west half of Lot No 36 on the Plan of West Annex, as subdivided by Sylvan Park Land Company, as of record in Book 332, page 61, Register's Office for Davidson County Tennessee. Said part of Lot 36 fronts 50 feet on the northerly side of Colorado Avenue, formerly 9th Street and runs back between parallel lines 162.9 feet to an alley.

Being the same property conveyed to Frederic T. Billings and wife, Kathryn Kitchens Billings by deed from Primacy Closing Corporation, A Corporation organized under the laws of Nevada of record in Doc. No. 200210310133382 dated October 15, 2002, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described from source materials examined by the attorney preparing this conveyance.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, of record in Book 332, page 61 Register's Office for Davidson County, TN, to which reference is made for a complete description.

**This is improved property, known as: 4112 Colorado Avenue, Nashville, Tennessee 37209**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 21st day of July, 2006.

Frederic T. Billings IV
Frederic T. Billings

Kathryn Kitchens Billings
Kathryn Kitchens Billings

**State of** TENNESSEE
**County of** DAVIDSON

On this 21st day of July, 2006, before me the undersigned authority, personally appeared Frederic T. Billings and Kathryn Kitchens Billings , to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

**State of** TENNESSEE My Commission Expires JULY 21, 2007
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $344,000.00.

Paula S Bradwan
Affiant

Sworn and subscribed before me this the 24th day of July, 2006.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007