This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

William M. Nicholson and wife,
Joy Nicholson
2432 Eastland Avenue
Nashville, TN 37206

SEND TAX BILL:

New owner

Davidson County DEEDWARR
Recvd: 01/02/07 08:13 2 pgs
Fees:13.00 Taxes:629.00



20070102-0000051

MAP AND PARCEL:
MAP 83-12
PARCEL 100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Marker T. Billingsley, Jr., Devisee under the Last Will and Testament of Marker T. Billingsley**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **William M. Nicholson and wife, Joy Nicholson**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 209 on the Plan of Section IV, Eastland Acres, as of record in Plat Book 2331, page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Marker T. Billingsley and Juanita Smith, by deed from Robert L. Kimbrough and wife, Mary H. Kimbrough, dated August 14, 1964, of record in Book 3802, page 69, Register's Office for Davidson County, Tennessee. Kirk C. White, Trustee, conveyed the property to Marker T. Billingsley and wife, Juanita Smith Billingsley, by Quitclaim Deed dated July 29, 1992, of record in Book 8712, page 366, said Register's Office. The said Juanita Smith Billingsley died on March 30, 2001. The said Marker T. Billingsley has since died and by Last Will and Testament entered into Probate under No. 06P-676, Seventh Circuit Court for Davidson County Probate Division, devised the subject property to Marker T. Billingsley, Jr.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 2432 Eastland Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further

covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular 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 December, 2006.

Marker T. Billingsley, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Marker T. Billingsley, Jr., Devisee under the Last Will and Testament of Marker T. Billingsley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 13th day of December, 2006.

Notary Public

ANDREW R. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires July 21, 2007

My Commission Expires: 7/21/06

STATE OF TENNESSEE)
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $170,000.00.

AFFIANT

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

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC

My Commission Expires: 9/17/10