Davidson County DEEDWARR
Recvd: 02/21/07 13:08 2 pgs
Fees:13.00 Taxes:277.50

20070221-0021537

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

REBEKAH J. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 11th day of February, 2007.

Notary Public
My commission expires: 3-20-2010

Address of New Owner:	Send Tax Bills to:	Tax-Information
Matthew Billingsley 1709 Forrest Ave Nashville, TN 37206	New Owner	83-13-307

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shields Rentals, L.P.**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Matthew Billingsley** *, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit: *an unmarried person

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of L.T. Stevens subdivision of Lot Nos. 110, 111, 112, 113, 114, 133, 134, 135, Lindsley Home Place, of record in Book 547, Page 101, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ben P. Shields, by deed from Federal National Mortgage Association, dated 10/07/86, recorded 01/20/87, of record in Book 7111, Page 151, Register's Office for Davidson County, Tennessee.

Being further conveyed to Ben P. Shields, Sr., Trustee of the Ben P. Shields Sr. Revocable Living Trust Agreement, dated July 16, 1993, by quitclaim deed from Ben P. Shields, Sr., dated 07/21/93, recorded 07/22/93, of record in Book 9021, Page 817, Register's Office for Davidson County, Tennessee.

Subject property was further conveyed to Shields Rentals, L.P., by quitclaim deed from Ben P. Shields, Sr., Trustee of the Ben P. Shields Sr. Revocable Living Trust Agreement, dated July 16, 1993, dated 12/31/96, recorded 01/22/97, of record in Book 10326, Page 350, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 300 South 15th Street, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantor covenants with Grantees 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 does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 16th day of February, 2007.

Shields Rentals, L.P.

By: _____
Ben P. Shields, Jr.
its General Partner

_____
Ben P. Shields, Jr., Individually and
as Trustee of the Ben P. Shields, Sr.
Revocable Living Trust Agreement
Dated July 16, 1993

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ben P. Shields, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the General Partner of Shields Rentals, L.P., the within named bargainor, and that he is authorized by Shields Rentals, L.P. to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 16th day of February, 2007.

_____
Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

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 Ben P. Shields, Jr., the bargainor, 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 for the purposes herein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of February, 2007.

_____
Commission expires: 2/22/2009

_____
Notary Public

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

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 Ben P. Shields, Jr., Trustee the bargainor, 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 for the purposes herein contained and in the capacity thereof.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of February, 2007.

_____
Commission expires: 2/22/2009

_____
Notary Public

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN