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Davidson County DEEDWARR
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Fees:18.00 Taxes:1960.42
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THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 MARY ESTHER CHAMPION NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV 14 2003	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $529,844.28. Christus M. Read **Affiant** Subscribed and sworn to before me, this 25th day of July, 2008. Mary Esther Champion Notary Public My Commission Expires: 11-14-03

Address New Owner As Follows: Frederic T. Billings, IV and wife, Kathryn Kitchens Billings 3906 Woodlawn Drive Nashville, TN 37205	Send Tax Bills To: SunTrust Mortgage, Inc. 1001 Semmes Avenue Richmond, VA 23224	Map-Parcel Number: 116-04-0-009.00 ~~XXXXXXXXX~~

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANN HOWE BILLINGS HILTON, EXECUTOR OF THE ESTATE OF F. TREMAINE BILLINGS, JR., deceased,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **FREDERIC T. BILLINGS, IV AND WIFE, KATHRYN KITCHENS BILLINGS**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on the attached Exhibit A incorporated herein by reference.

This conveyance is made subject to:

1. 2008 taxes, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Easement granted to Metropolitan Government of Nashville & Davidson County, of reord in Book 3912, page 176, Register's Office for said County.

3. Matters shown on the Plan of record in Book 547, page 18, Register's Office for said County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 3906 Woodlawn Drive, Nashville, TN 37205.

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 and assigns, forever; and we covenant with the said Grantees that I am 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 further covenants and binds myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 24th day of July, 2008.

Ann Howe Billings Hilton, Executrix
Ann Howe Billings Hilton, Executor
of the Estate of F. Tremaine Billings, Jr.
Estate of F. Tremaine Billings, Jr.

STATE OF VIRGINIA)
COUNTY OF Alleghany)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANN HOWE BILLINGS HILTON, EXECUTOR**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of July, 2008.

Joyce C. Webber
Notary Public
316852

My Commission Expires: 5-31-08

JOYCE C. WEBBER NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the easterly 100 feet of the westerly 250 feet of Lot No. 2 on the Map of Kimpalong Place in the Harding Road Section as of record in Book 547, page 18, Register's Office for Davidson County, Tennessee, and described according to a survey made by S. M. McMurray Engineering Company, August 8, 1928, as follows:

Beginning on the northerly margin of Woodlawn Avenue at a point 321 feet westerly from the westerly margin of Bosley or Wilson Avenue, running thence westerly along the northerly margin of said Woodlawn Avenue 100 feet; thence northerly 207 feet to a dead line thence easterly along said dead line 100 feet, thence southerly 205 feet to the beginning. (Being Map 116-04-0, Parcel 009.00 of the Davidson County Tax Assessor's Office)

Being part of the same property conveyed to F. Tremaine Billings, Jr., by deed from J. Fisher Simpson and wife, Grace W. Simpson, of record in Book 1635, page 95, Register's Office for Davidson County, Tennessee. By deeds of record in Book 2700, page 269 and Book 4365, page 54, Register's Office for said County, a tenancy by the entirety was created vesting title in F. Tremaine Billings, Jr. and wife, Ann Howe Billings; the said Ann Howe Billings predeceasing F. Tremaine Billings, Jr., and F. Tremaine Billings, Jr., having since died and by his will recorded as Docket No. 7P1544, Probate Court Clerk's Office of Davidson County, Tennessee, appoints Ann Howe Billings Harwell as Executor, with direction that the real estate be administered as a part of the Probate estate. The said Ann Howe Billings Harwell, now being Ann Howe Billings Hilton.