# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF August, 19 94

Notary Public

MY COMMISSION EXPIRES: July 3, 1996
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Richard Huddleston | Same | 119-7 & 6 |
| (NAME) | (NAME) | |
| 18 and 72 Whitsett Road | | 150 & 366 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joseph P. Binkley, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Huddleston and wife, Nancy Huddleston

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NO. 1:

BEING Lot No. 9 on the Plat of Whitsett Subdivision of record in Plat Book 5200, page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Joseph P. Binkley, Jr. by Quitclaim deed from Joseph P. Binley, Jr. as Liquidating Partner of Bink Properties Ltd. of record in Book 8809, page 860, said Register's Office.

TRACT NO. 2:

BEING Lot No. 27 on the Plat of Rosewood Estates, Section II, as of record in Plat Book 4955, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Joseph P. Binkley, Jr. by Quitclaim deed from Joseph P. Binkley, Jr. as Liquidating Partner of Bink Properties Ltd. of record in Book 8809, page 860, said Register's Office.

Subject to restrictions for Lot No. 27 only of record in Book 8264, page 392, Book 5110, page 595 and in Book 5176, page 649, said Register's Office.

This conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved ( X ) property, known as 18 and 72 Whitsett Road, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 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 August, 19 94

Joseph P. Binkley, Jr.

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 Joseph P. Binkley, 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 therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 16th day of August 19 94.

Commission expires July 27, 1996

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this, 16th day of August, 19 94, personally appeared before me Janene L. Chappell, 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 "attorney-in-fact" of Joseph P. Binkley, Jr. and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 16th day of August, 19 94

My commission expires 7/27/96

Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE LINDA S. HARRIS

82236

IDENTIF. & REFERENCE

94 AUG 18 AM 8:59

FILED & RECORDED
DAVIDSON COUNTY, TN.

PICK-UP

9044 08/18 0101 03CHECK

346.00

BOOK 9439 PAGE 578

# WARRANTY DEED

## FROM

Joseph P. Binkley, Jr.

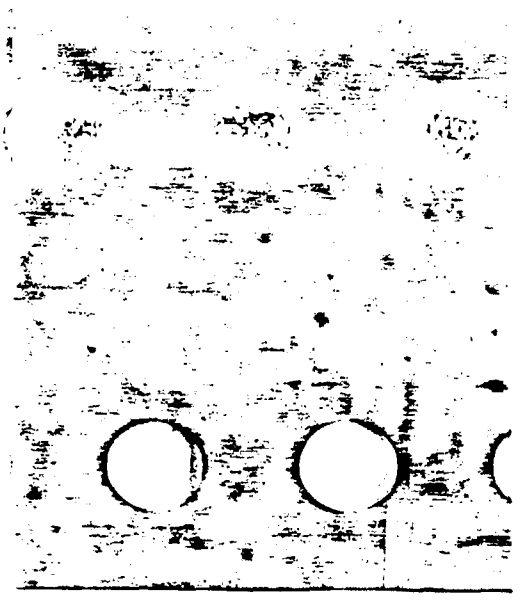
## TO

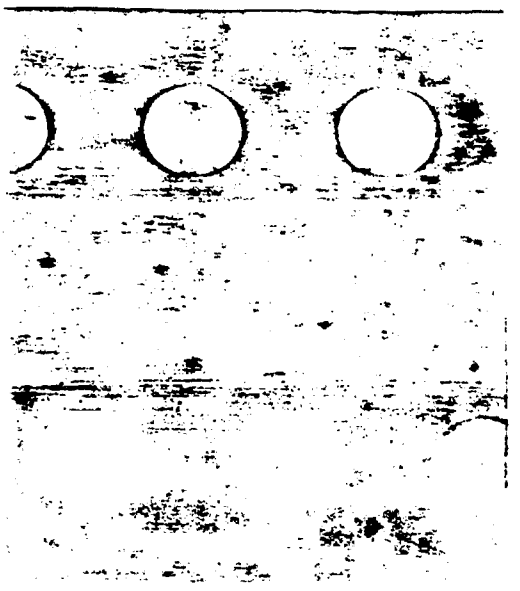
Richard Huddleston and wife, Nancy Huddleston

## RETURN TO:

Linda S. Harris, Attorney
761 Old Hickory Blvd. Suite 305
Brentwood, TN 37027

BOOK 9439 PAGE 578





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9439 PAGE 579

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 90000.00 |
| CON TX | 333.00 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| TOTAL | 346.00 |
| CHECK | 346.00 |

08/18/94 01 08:59 0001 9044

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

82236
IDENTIF. # REFERENCE

94 AUG 18 AM 8:59

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 825488