0189329

IDENTIF. ↑ REFERENCE

This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

96 JUN -5 PM 1:00

FELIX Z. REGISTER
DAVIDSON COUNTY TN.

ADDRESS NEW OWNER:
Brandon D. Binkley
1207 Wembley Drive
Hermitage, Tennessee 37076

SEND TAX BILL:
To Mortgagee

BOOK 10075 PG 789

MORTGAGEE:
PNC Mortgage Corp. of America
P.O. Box 8111
Vernon Hills, Illinois 60061

MAP AND PARCEL:

Map	64
Group	16-C
Parcel	97.C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Melissa J. Williams,** unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Brandon D. Binkley**, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Section Four, Wembley Downs, of record in Book 7900, page 456, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Melissa J. Williams, unmarried by deed from Phillips Builders, Inc. , dated October 29, 1993, as of record in Book 9136, page 98, Register's Office for Davidson County, Tennessee.

This is improved property known as 1207 Wembley Drive, Hermitage, TN 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to restrictive covenants affecting the property herein conveyed, as evidenced by instruments of record in Book 8304, page 623; amended in Book 8447, page 633; and Book 8797, page 915, Register's Office for Davidson County, Tennessee, to which instrument reference is here made. Also, subject to By-Laws of record in Book 9522, page 349 and the Charter for Homeowner's Association of record in Book 8404, page 718, said Register's Office, to which instrument reference is here made.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 7900, page 456, said Register's Office, including but not limited to a 20 foot minimum building setback line from Wembley Drive and a 15 foot minimum building setback line from the rear lot line; a 7 feet setback line from the southerly line; and 3 foot setback line from the northerly line; a building envelope as depicted on said plat; and a 10 foot easement for public utilities and drainage along the front line(s) of said property.

Real property taxes for 1996 have been settled between the parties, and are the responsibility of Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Brandon D. Binkley, unmarried, his heirs and assigns, forever; and I, Melissa J. Williams, unmarried, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs 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 the 31st day of May, 1996.

Melissa J. Williams

Melissa J. Williams

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Melissa J. Williams, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 31st day of May, 1996.

Patricia M. Sweat

NOTARY PUBLIC

PATRICIA M. SWEAT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: February 3, 1997

BOOK 1007.5 PG 791

STATE OF TENNESSEE)
COUNTY OF WILSON)

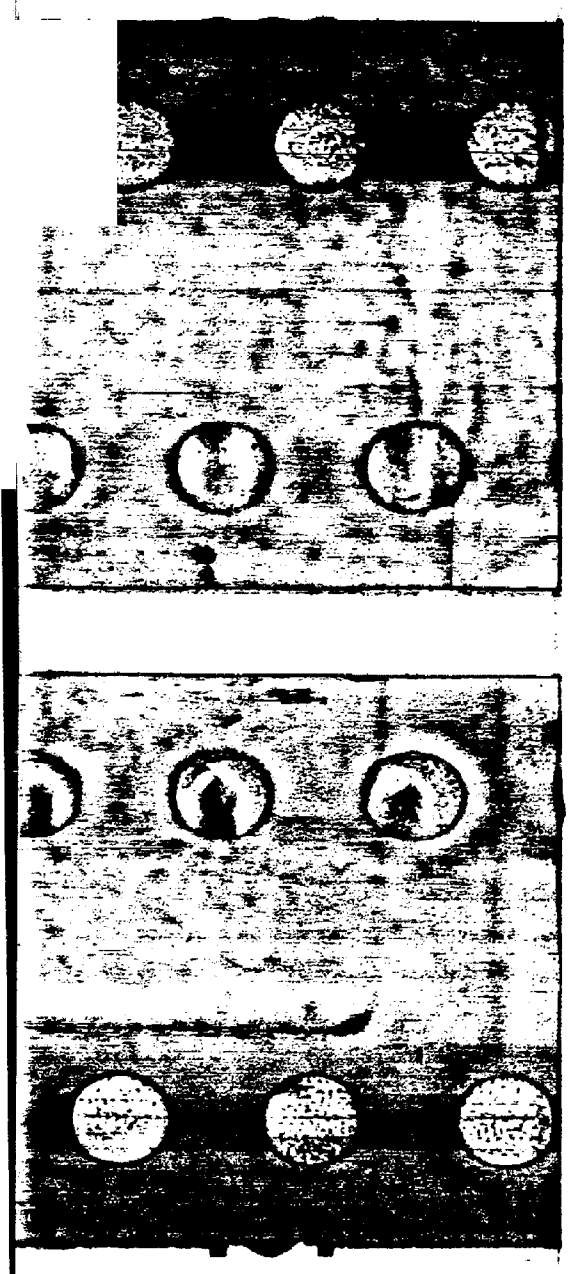
The actual value or consideration, whichever is greater, for this transfer is $ 95,500.00.

AFFIANT

Subscribed and sworn to before me
this 31st day of May, 1996.

Patricia M. Swan
NOTARY PUBLIC
My Commission Expires: February 3, 1997

7300 06/05 01:01 03CHECK 366.36



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10075 PG 792

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 95500.00
CON TX 353.36
PRFEE 1.00
WDEED 12.00
TOTAL 366.36
CHECK 366.36

06/05/96 01 13:02 0001 9800

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0189329
IDENTIF. ← REFERENCE

96 JUN -5 PM 1:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1047663