The preparer of this deed makes no representation as to the status of the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey but strictly by documents provided by the parties involved.

MRJ

This instrument prepared by:
H. Stennis Little, Jr.
STENNIS LITTLE, P.C
315 Deaderick Street--Suite 2125
First American Bank Building
Nashville, Tennessee 37238

BOOK 11059 PAGE 52

QUITCLAIM DEED
TERMINATING TENANCY BY ENTIRETY
VESTING OWNERSHIP IN SPOUSE IN FEE SIMPLE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
MILDRED LARKIN BINKLEY 3451 Binkley Road Joelton, TN 37080	SAME	MAP NO 21-4 PARCEL 2

THIS INDENTURE, made this 30 day of July, 1998, between WILLIAM J. BINKLEY, SR. ("Grantor") and MILDRED LARKIN BINKLEY ("Grantee"), both of Davidson County, Tennessee.

WITNESSETH:

FOR AND IN CONSIDERATION of consideration, the receipt and legal sufficiency of which is hereby acknowledged, **WILLIAM J. BINKLEY, SR.** ("Grantor"), by these presents does hereby remise, release and forever quitclaim unto **MILDRED LARKIN BINKLEY** ("Grantee"), and her successors and assigns, all of Grantor's right, title, and interest in and to certain tracts or parcels of real estate located in Davidson County, Tennessee, located and lying in the 14th Civil District of Davidson County, State of Tennessee and further described as follows, on Exhibit "A" hereto.

This conveyance is made for the sole and limited purpose of dissolving the tenancy by the entirety and vesting in Grantee all of Grantor's right, title and interest in and to the real estate described on Exhibit "A", within the meaning of Tennessee Code Annotated Section 66-1-110.

Said property is conveyed subject to all liens, encumbrances and restrictions of record and real property ad valorem taxes which are hereby assumed by the Grantee.

Quitclaim Deed (Exhibit A) of Mildred Larkin Binkley
Terminating Tenancy By Entirety
Vesting Ownership In Spouse in Fee Simple

EXHIBIT "A" BOOK 11059 PAGE 53

SITUATE, LYING AND BEING in the 14th Civil District of Davidson County, Tennessee, being Lot No. 8 on the plan of Feltswood, Section One, of record in Book 3700, Page 13, Registrar's Office for said County.

Said Lot No. 8 fronts 160 feet on the southerly margin of Binkley Road and extends back 230 feet on the westerly line and 250 feet on the easterly line to a dead line in the rear, measuring 218.20 feet thereon.

Being the same property transferred to William J. Binkley and wife, Mildred L. Binkley by Warranty Deed dated the 18th day of April, 1997 by William T. Greene and wife, Deborah L. Greene, of record in Book, 10425 and Page 330, in the Davidson County Registrar's Office.

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IDENTIF. & REFERENCE

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DAVIDSON COUNTY TN

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and all the estate, right, title and interest of the Grantor, with the hereditaments and appurtenances thereto appertaining.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the day and year first above written.

"GRANTOR"

W. J. Binkley Jr.

WILLIAM J. BINKLEY, SR.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BOOK 11059 PAGE 54

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILLIAM J. BINKLEY, SR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Joelton, TN, this 30 day of July, 1998.

M Parker

NOTARY PUBLIC
My Commission Expires: M. PARKER Notary Public, Robertson County, Tenn. My Commission Expires Oct. 14, 19[illegible]

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tennessee Code Annotated Section 67-4-409, and hereby swears and affirms that there is no monetary consideration for this transfer as the purpose of this instrument is to abolish a tenancy by the entirety and that there is no tax due on this transfer.

W. J. Binkley Jr.
Affiant

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Sworn to and subscribed before me on this 30 day of July, 1998.

M Parker

Notary Public
My Commissions Expires: M. PARKER Notary Public, Robertson County, Tenn. My Commission Expires Oct. 14, 19[illegible]

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