0598264

IDENTIFICATION REFERENCE 2765

BOOK 11522 PG. 490

99 JUN 10 PM 1:21

REGISTER
DAVIDSON COUNTY, TN.

Tax Map 30 021 06/10 0101 CHECK 381.00
Parcel 63.01

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Bobbie Causey
Affiant

Subscribed and sworn to before me this the 7th day of June, 1999.

My Commission Expires: 7-27-2002

Angela C. Causey
Notary Public

ANGELA C. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:
RAY AND SHELLEY EMMETT
(Name)
2422 CROCKER SPRINGS
(Street Address)
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO:
SAME
(Name)
(Street Address)

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **DONALD E. BINKLEY AND BETTY SUE BINKLEY**, hereinafter called the "Grantor(s)", has bargained and sold, and by these presents does transfer and convey unto **RAY EMMETT and wife SHELLEY RENEE EMMETT**, hereinafter called the "Grantee(s)", their successors and assigns, a certain tract or parcel of land in Wilson County, Tennessee, described as follows, to-wit:

Beginning in the center of Whites Creek Pike at the most northerly corner of the Dower Tract, as shown on plan of record in Plan Book No. 3, page 18, Chancery Court at Nashville; thence with said Road north 50 degrees west 289 feet; thence leaving said Road south 64 degrees 42'40" west 242 feet to a 15" box elder; thence south 38 degrees 14'20" east 342 feet to the center of a creek at its intersection of the northwest boundary line of said Dower tract; thence with said boundary line north 50 degrees 30' east 294 feet to the beginning, containing 1.94 acres, more or less.

BEING the same property conveyed to Donald E. Binkley and Betty S. Binkley, by Deed of Record in Book 3644, page 43, Register's Office for Davidson County, Tennessee. A Divorce Decree was filed 8/18/71 in Minute Book 19B, page 747, Probate Court of Davidson County, Tennessee, under case #61627.

This is unimproved property known as: 5040 Whites Creek Pike
Whites Creek, Tennessee 37189

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property specifically included but not limited to that certain easement of record in Deed Book 3644, page 43, Register's Office for Davidson County, Tennessee; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", their heirs and assigns forever; and "Grantor(s)" do covenant with the said "Grantee(s)" that they 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 "Grantor(s)" do further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor(s)" have caused their names to be affixed hereto on this 7th day of June, 1999.

Donald E. Binkley
DONALD E. BINKLEY

Betty Sue Binkley
BETTY SUE BINKLEY

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 **DONALD E. BINKLEY and BETTY SUE BINKLEY**, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of June, 1999.

Angela A. Ramsey
NOTARY PUBLIC

My Commission Expires: 7-27-2002

H:BINKLEY.WD

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

BOOK 11522 PG. 492

0598264

IDENTIFICATION REFERENCE

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DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

CAMT	100000.00
CON TX	370.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	381.00
CHECK	381.00

06/10/99 01 13:25 0001 B021

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1472480