Mail

THIS INSTRUMENT PREPARED BY:
JOHN C. HESS, ATTORNEY NO. 002412
JOHN C. HESS, P.C.
105 Bonnabrook Drive, Suite 105
Hermitage, Tennessee 37076
(615) 316-0049

WARRANTY DEED BOOK 11536 PAGE 240

NEW OWNERS:	SEND TAX BILL TO:	MAP/PARCEL:
Billy Joe Stagner, et ux, Laquida Denise Stagner 1205 South Dickerson Road Goodlettsville, TN 37072	SAME	MAP 11 PARCEL 112

For and in consideration of the sum of thirty-five thousand dollars, ($35,000.00), Odell Binkley, Jr., and wife, Mary Evelyn Binkley, have bargained and sold, and by these presents, do hereby transfer and convey their entire interest unto Billy Joe Stagner, and wife, Laquida Denise Stagner, their successors, heirs and assigns, that certain parcel or tract of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the Second Civil District (formerly the 10th Civil District) Metropolitan Nashville-Davidson County, Tennessee, being more particularly described in a survey by Howard George and Associates, Project No. 8465-1, dated March 30, 1985, as follows:

Beginning at an iron pin set in Ray Glasgow's South line (Book 1907, Page 434) 52.7 feet West of Glasgow's Southeast corner; thence South 20ø 27' 10" East 978.47 feet to an iron pin set; thence South 75ø 21' 20" West 478.55 feet to an iron pin set; thence North 16ø 07' 20" West 76ø 43' 40" East 405.0 feet to the beginning, containing 10 acres, more or less.

There is a 50-foot ingress/egress easement to and from the above described property being 25 feet on each side of a line described as follows:

Beginning at a point on the Easterly side of the above described property North 20ø 27' West 485 feet from the Southeast corner of the above described property; thence North 57ø 20' East 393 feet; thence North 75ø 10' East 327 feet; South 51ø 55' East 165 feet; thence South 89ø 05' East 234 feet; thence South 71ø 50' East 141 feet; thence South 59ø 45' East 288 feet; thence North 82ø 35' East 586 feet; thence South 83ø 50' East 406 feet; thence South 54ø 30' East 185 feet; thence South 16ø 25' East 88 feet; thence South 6ø 15' East 126 feet; thence South 25ø 05' East 221 feet; thence South 42ø 55' East 75 feet; thence South 65ø 50' East 96 feet; thence North 79ø 50' East 215 feet; thence North 73ø 45' East 319 feet; thence North 83ø 15' East 226 feet; thence South 76ø 50' East 256 feet; thence South 67ø 35' East 393 feet; thence North 66ø 25' East 150 feet; thence South 34ø 35' East 283 feet to the edge of the Bobby T. Comer property; thence narrowing to the width of the existing drive 135 feet to the center of Lickton Pike.

All bearings are based on assumed grid North.

Subject to a 50-foot ingress/egress easement across the above described property, being 25 feet on each side of a line described as follows:

Beginning at a point on the Easterly side of the above described property North 20ø 27' 485 feet from the Southeast corner of the above described property; thence South 74ø 00' West 442 feet to the Westerly edge of the above described property.

Being the same property conveyed to Odell Binkley, Jr., and wife, Mary Evelyn Binkley by Warranty Deed from Charles J. Dorminey, and wife, Junie Dorminey, of record in Book 10552, Page 362, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 5958B Lickton Pike, Goodlettsville, Tennessee 37072.

Taxes for the current year are prorated.

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns, forever.

We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as hereafter listed:

NONE.

We further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Witness our hands this 18th day of June, 1999.

ODELL BINKLEY, JR.

MARY EVELYN BINKLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ann Smith, a notary public in and for said County and State, Odell Binkley, Jr., and wife, Mary Evelyn Binkley, the within named bargainors, with whom I am personally acquainted, or who proved themselves to me upon the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose contained therein.

Witness my hand and official seal at Hermitage this 18th day of June, 1999.

Ann B. Smith
NOTARY PUBLIC
My commission expires: 1-7-2002

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

The actual consideration or value, whichever is greater, for this transfer is ~~$31,500.00~~ $35000.00

SWORN TO AND SUBSCRIBED before me this the 18th day of June, 1999.

Ann B. Smith
NOTARY PUBLIC
My commission expires: 1-7-2002

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

06021118
IDENTIF. & REFERENCE

99 JUN 21 PM 1:16
REGISTER
DAVIDSON CO. TN.

22E2 06/21 0101 02CHECK 140.00

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

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06021118

IDENTIFICATION REFERENCE

99 JUN 21 PM 1:16

REGISTER
DAVIDSON CO., TN.

CAMT	35000.00
CON TX	129.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	140.50
CHECK	140.50

06/21/99 01 13:20 0001 2212

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1480767