FROM: Tammy D. Cobb
TO: Turner E. Binkley

BOOK 11699 PAGE 472

QUIT CLAIM DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr. Turner E. Binkley 3802 Baxter Avenue Nashville, TN 37216	Same	61-15-0.299 15DZ 05085

THIS INSTRUMENT WAS PREPARED BY:

LAWRENCE H. HART, ESQ.
P.O. BOX 160679
NASHVILLE, TN 37216

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF July, 1999.

NOTARY PUBLIC
MY COMMISSION EXPIRES: My Commission Expires SEPT. 23, 2003

FOR AND IN CONSIDERATION of love and affection and for the sum of Ten Dollars ($10.00) the receipt of which is hereby acknowledged, **TAMMY D. COBB**, by these presents does hereby convey to TURNER E. BINKLEY, all their right, title, and interest in and to the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, Being the northerly 95 feet of lot No. 36 on the Plan of the subdivision of Maplewood Home Tract, as of record in book 421, page 174, Register's Office for Davidson County, Tennessee.

Said part of lot No. 36 fronts 95 feet on the easterly side of Baxter Street and runs back between parallel lines 225 feet to a dead line.

BEING the same real property conveyed to Virginia Gertrude Sumner, by deed from H. S. Sumner, dated June 26, 1929, filed October 15, 1930 and recorded in book 857, page 668, said Register's Office, the said Virginia Gertrude Sumner having subsequently conveyed a two-thirds undivided interest to Betty Rucker, Trustee for Edward Saunder Sumner and Betty Jane Sumner, now Lindahl, by deed dated June 28, 1929, filed October 16, 1930 and recorded in book 790, page 460, said Register's Office, the said Betty Rucker having since died.

BEING the same property convey to Charles C. Binkley and wife, Effie Binkley by installment deed from Virginia Gertrude Sumner, Edward Saunder Sumner and Betty Jane Sumner Lindahl in Book 3253, page 59 of the said Register's Office.

BEING the same property conveyed to Turner E. Binkley and Tammy E. Cobb by will of Charles C. Binkley of record in the Davidson County Probate Court Clerk's Office, Case No. 98P895.

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

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THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.

unimproved ( )
This is improved (X) property, known as 3802 Baxter Avenue, Nashville, Tennessee 37216.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 24th day of July, 1999.

TAMMY D. COBB

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the said County and State, the within named, **TAMMY D. COBB**, the grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 1999.

Notary Public

My commission expires 9-23-2000

PICK-UP

064914
TO REFERENCE
99 OCT 12 AM 11:12
REGISTER
DAVIDSON COUNTY, TN.