# WARRANTY DEED

BINKLEY-H00330

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF November, 2000.

Notary Public

MY COMMISSION EXPIRES: 5/5/2002

NOTARY PUBLIC AFFIX SEAL AT LARGE EXPIRES: OCT. 9, 2002 SUMNER COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
**Middle Tennessee Escrow Company, LLC**
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Donald E. Binkley | GMAC Mortgage Corporation | 15-00-124 |
| (NAME) | (NAME) | |
| 2619 Morgan Road | 100 Witmer Road, P.O. Box 963 | |
| (ADDRESS) | (ADDRESS) | |
| Joelton, Tennessee 37080 | Horsham, PA 19044-0963 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, EMORY A. FOX, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DONALD E. BINKLEY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

A Tract of land, being Lot No. A-13 of unrecorded plat of Subdivision of land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, located between Union Hill and Joelton Roads and the Morgan Road at their intersection according to a survey made by C.J. Carney, dated April 6, 1960, as follows:

Said Lot A-13 fronts 100 feet in Morgan Road running back between parallel lines 196 feet more or less on the westerly side and 164 feet more or less on the easterly side to a dead line, measuring 105.5 feet thereon.

Being the same property conveyed to Emory A. Fox by Deed from Emory A. Fox and wife Kathryn M. Fox of record in Book 7763, page 722, said Register's Office.

unimproved ( )
This is improved ( X ) property, known as 2619 Morgan Road, Joelton, Tennessee 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 10th day of November, 2000.

Emory A. Fox



Davidson County DEEDWARR
Recvd: 12/01/00 08:42 2pgs
Fees:11.00 Taxes:292.30
20001201-0117806

**STATE OF Tennessee**

**COUNTY OF Davidson**

Personally appeared before me George R Woods Sr, a Notary Public in and for said County and State, the within named Emory A. Fox , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Joelton, Tennessee, this 10th day of November, 2000.

My Commission Expires: 10/9/2002

GEORGE R. WOODS, SR. NOTARY PUBLIC AT LARGE EXPIRES: OCT. 9, 2002 SUMNER COUNTY, TENN

George R Woods Sr

Notary Public

**STATE OF Tennessee**

**COUNTY OF Davidson**

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 10th day of November, 2000.

My Commission Expires _____

_____

Notary Public

**AFTER RECORDING PLEASE RETURN TO:**

Middle Tennessee Escrow Company, LLC
113 Hazel Path, The Southall Building
Hendersonville, Tennessee 37075