RETURN TO: Prepared by
TRANSCONTINENTAL TITLE CO
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214
TNIF16898

63

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $40000.00

Angie Watson
Affiant

Subscribed and sworn to before me, this 29TH day of NOVEMBER, 2000.

My commission expires

Notary Public

GIB VAN ERDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/05/00 14:26 2pgs
Fees:11.00 Taxes:148.00
20001205-0119529

Address of New Owner & Send Tax Bills to:	Prepared By:
	TRANSCONTINENTAL TITLE CO. 2630 ELM HILL PIKE STE. 100 NASHVILLE, TN 37214
204 TREULTAN ST. NASHVILLE, TN	**Return To:** TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 82-11-0/37.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

MARTIN T. BINKLEY AND WIFE, AVA B. BINKLEY HUSBAND AND WIFE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

ROBERT SARGENT AND CYNTHIA SARGENT , HUSBAND AND WIFE

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

BEING LOT NUMBER 64 ON THE PLAN OF JOHN W. BRYAN'S ADDITION TO EDGEFIELD OF RECORD IN BOOK 21, PAGE 63, REGISTER'S OFFICE FOR SAID COUNTY TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARTIN T. BINKLEY AND WIFE, AVA B. BINKLEY BY WARRANTY DEED FROM JOYCE S. KAHN DATED APRIL 20, 1989 AND RECORDED IN BOOK 7826, PAGE 861, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 204 TREULTAN ST., NASHVILLE, TN

This conveyance is made subject to:

1. 2000_ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this__29TH___day of ____NOVEMBER_____, 2000.

_____ Martin T. Binkley

MARTIN T. BINKLEY

_____ Ava B. Binkley

AVA B. BINKLEY

State of Tennessee
County of DAVIDSON

On this____29TH_____day of_____NOVEMBER_____, 2000, before me personally appeared __MARTIN T. BINKLEY AND AVA B. BINKLEY_____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.