THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 02/21/01 09:29 2pgs
Fees:11.00 Taxes:296.00
20010221-0015986

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Shelly S. Binkley 909 Weeping Willow Way Goodlettsville, TN 37072	Same as New Owner	Map 33-6 Parcel 34

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, RICHARD C. BINKLEY and wife, MARGIE H. BINKLEY, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto SHELLY S. BINKLEY, a single woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 13 on the Plan of Willow Village of record in Plat Book 9700, page 726, and in Instrument No. 200007060067000, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the said lot.

BEING a part of the same property conveyed to Richard C. Binkley and wife, Margie H. Binkley, by deed from Estelle Parker, a single woman, and D. C. Porter, AKA Dennis Cornell Porter, joined by his wife, Hazel Porter, of record in Book 10042, page 529, Register's Office for Davidson County, Tennessee.

The foregoing description was prepared from a survey dated January 26, 1998, by L. Steven Bridges, Jr., R.L.S. No. 1740.

The mailing address for said property is 909 Weeping Willow Way, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2001, which are a lien, but not yet due and payable, and will be paid, in full, by the GRANTEE, without proration, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 9700, page 726 and Instrument No. 200007060067000, said Register's Office.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

RICHARD C. BINKLEY

MARGIE H. BINKLEY

"GRANTEE"

SHELLY S. BINKLEY, a single woman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD C. BINKLEY and wife, MARGIE H. BINKLEY, and SHELLY S. BINKLEY, a single woman, 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, at office, this the 16th day of February, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

Sworn to and subscribed before me, this the 16th day of February, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001