THIS INSTRUMENT PREPARED BY:
MICHAEL W. FERRELL, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 8
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 12/20/01 09:43 2pgs
Fees:13.00 Taxes:1757.50
20011220-0140477

ADDRESS NEW OWNER:
Ronald M. McClaron
1416 Shannon Place
Old Hickory, Tennessee 37138

MORTGAGEE:
NONE

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map and Parcel
064003-0-B-131.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Edward W. Binkley and wife, Glenda J. Binkley,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ronald M. McClaron,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 114, Phase Nine, Brandywine Pointe, as of record in Book 9700, page 184, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.
>
> Being the same property conveyed to Edward W. Binkley and wife, Glenda J. Binkley, by deed from Robert H. Braswell and Will V. Braswell, as of record in Book 10586, page 686, Register's Office for Davidson County, Tennessee.

This is improved property known as 1416 Shannon Place, Old Hickory, Tennessee 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 8120, page 170; Book 8671, page 484; Book 9010, page 627; and Nook 10119, page 118; Charter of Homeowner's Association of record in Book 9013, page 39 and Book 9117, page 77; a right of way driveway easement of record in Book 11026, page 497; and easements, covenants and conditions as shown on the Plan of record in Plat Book 9700, page 184, all of record in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 our hands this 10th day of December, 2001.

EDWARD W. BINKLEY

GLENDA J. BINKLEY

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **EDWARD W. BINKLEY AND WIFE, GLENDA J. BINKLEY**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 10th day of December, 2001.

NOTARY PUBLIC

My Commission Expires: 8/8/04

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$475,000.00.**

AFFIANT

Subscribed and sworn to before me this 10th day of December, 2001.

NOTARY PUBLIC

My Commission Expires: 8/8/04