Davidson County DEEDWARR
Recvd: 04/11/02 16:37 2pgs
Fees:13.00 Taxes:90.65
20020411-0045347

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$24,500.00
| Mary Evelyn Binkley
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|5th DAY OF April, 2002.
| Susan Hendley E.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-26-2005
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Evelyn Binkley P.O. Box 145 Hermitage, TN 37076-0145	New Owner	Map 86.00 Parcel 335

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Kenneth D. Irions, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Mary Evelyn Binkley

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

BEING LOT 2 ON THE PLAN OF RESUBDIVISION OF LOT 6 ON THE PLAN OF RESUBDIVISION OF LOT 3 STONERS BEND BUSINESS PARK, AS OF RECORD IN PLAT BOOK 7900, PAGE 815, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 2 AT THE EASTERLY RIGHT-OF-WAY OF STONERS BEND DRIVE THENCE WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 20 DEG. 44 MIN. 59 SEC. AND A RADIUS OF 619.89 FEET, AN ARC LENGTH OF 60.00 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 36 DEG. 56 MIN. 54 SEC., AND A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 32.18 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 124 DEG. 15 MIN. 24 SEC., AND A RADIUS OF 50.00 FEET TO A POINT; THENCE NORTH 22 DEG. 07 MIN. 28 SEC. EAST 416.88 FEET TO A POINT; THENCE NORTH 38 DEG. 59 MIN. 52 SEC. WEST 54.79 FEET TO A POINT; THENCE NORTH 39 DEG. 00 MIN. 00 SEC. EAST 22.24 FEET TO A POINT; THENCE SOUTH 51 DEG. 58 MIN. 49 SEC. EAST 83.04 FEET TO A POINT; THENCE SOUTH 05 DEG. 32 MIN. 31 SEC. WEST 552.50 FEET TO A POINT; THENCE SOUTH 88 DEG. 03 MIN. 27 SEC. EAST 49.15 FEET TO A POINT; THENCE SOUTH 12 DEG. 07 MIN. 33 SEC. EAST 54.00 FEET TO A POINT; THENCE NORTH 80 DEG. 22 MIN. 45 SEC. WEST 245.85 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JAMES R. IRONS AND WIFE, MELODY W. IRONS, BY WARRANTY DEED FROM RONALD M. KELLY OF RECORD IN BOOK 9504, PAGE 613, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN VESTS IN KENNETH D. IRIONS AND SUSAN M. IRIONS BY QUITCLAIM DEED FROM JAMES R. AND MELODY W. IRONS, DATED AUGUST 3, 2000, AND OF RECORD IN INSTRUMENT 20000829-0085279, SAID REGISTER'S OFFICE AND BY QUITCLAIM DEED OF CORRECTION BEING RECORDED SIMULTANEOUSLY HEREWITH, OF RECORD IN INSTRUMENT NUMBER 20020411-0045346 SAID REGISTER'S OFFICE. PROPERTY NOW VESTS IN KENNETH DWAYNE IRIONS BY QUITCLAIM DEED FROM SUSAN MARIE IRIONS BEING RECORDED SIMULTANEOUSLY HEREWITH.

This conveyance is made subject to the following:

1) 2002 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 7900, Page 815, Register's Office for Davidson County, Tennessee.
3) Property is subject to Ingress/Egress easement granted to Dodson Family Cemetery of record in Book 7455, Page 719, Register's office for Davidson County, Tennessee.
4) Property subject to 100 year flood line which traverses said property.
5) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as: 3366 Stoners Bend Drive, Hermitage, TN 37076
(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 our hand(s) this 5th day of April, 2002.

Kenneth D. Irions

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Kenneth D. Irions, with whom I am personally acquainted, (or who 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, at office, this 5th day of April, 2002.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076