WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 08/27/02 12:42 2pgs
Fees:13.00 Taxes:525.40
20020827-0103516

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 2002

Notary Public

MY COMMISSION EXPIRES: 10-25-03 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

G-8548-E

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fay W. Witcher, Jr. (NAME)	First Horizon Home Loan Corp. d/ (NAME)	MAP 61-15
3802 Baxter Avenue (ADDRESS)	4000 Horizon Way (ADDRESS)	PARCEL 299
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Irving, Texas 75063 (CITY) (STATE) (ZIP)	15DZ5985

FOR AND 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, Turner E. Binkley, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fay W. Witcher, Jr., an unmarried man

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:

Land in Davidson County, Tennessee, being the northerly 95 feet of Lot. No. 38 on the Plan of the subdivision of Maplewood Home Tract, of record in Book 421, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Said part of Lot No. 38 fronts 95 feet on the easterly side of Baxter Street and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Charles C. Binkley and wife, Effie Binkley, by deed from Virginia Gertrude Sumner, Edward Saunder Sumner and Betty Sumner Lindahl of record in Book 10308, Page 256, Register's Office for Davidson County, Tennessee.

Effie Binkley having predeceased Charles C. Binkley and by Last Will and Testament of Charles C. Binkley of record in the Probate Court for Davidson County, Tennessee, File No. 98P-1895, Will Book 224, Page 419, the subject property was devised to Patricia Ann Atkins and Turner E. Binkley. The said Patricia Ann Atkins having predeceased Charles C. Binkley and being survived by a daughter and sole heir, Tammy D. Cobb.

Thereafter the subject property was conveyed to Turner E. Binkley, by deed from Tammy D. Cobb of record in Book 11699, Page 472, Register's Office for Davidson County, Tennessee.

Stacey L. Binkley executes this instrument as Attorney-in-Fact on behalf of Turner E. Binkley, pursuant to the Power of Attorney recorded in Instrument No. 20020829-0103515, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3802 Baxter Avenue, Nashville, TN 37216
(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 hand this 15th day of August 2002

Turner E. Binkley
By: Turner E. Binkley by Stacey L. Binkley POA
Stacey L. Binkley, Attorney in fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, the bargainor_____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, _____.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the 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, a corporation, and that _____ as such _____ and _____ being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office in _____, Tennessee on this the _____ day of _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of August, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Stacey L. Binkley to me known to be the person who executed the foregoing instrument in behalf of Turner E. Binkley, and acknowledged that he executed the same as the free act and deed of the said Turner E. Binkley.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 15th day of August, 2002.

My Commission Expires: 10-25-03

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Bertie J Whitaker
Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____
Notary Public

My Commission Expires:_____