Davidson County DEEDWARR
Recvd: 09/12/02 12:54 2pgs
Fees:13.00 Taxes:333.00

20020912-0111307

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2002.

Notary Public

MY COMMISSION EXPIRES: 3/5/04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Roger D. Myers	New Owner	Map: 148-01-0-129.00
(NAME) 240 Wallace Road	(NAME)	Parcel:
(ADDRESS) Nashville TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, THE EVELYN B. BINKLEY REVOCABLE TRUST DATED DECEMBER 10, 1998, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto ROGER D. MYERS, 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 all of Lot No. 250, Hillbrook, Section 4, as shown by plat appearing of record in Plat Book 3842, page 7 as amended in Plat Book 3974, page 787, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot and being more particularly described as follows:

Beginning at a point in the northerly margin of Wallace Road, the same being a common corner of Lot Nos. 250 and 251; thence westwardly with said margin 100 feet to a concrete monument, beginning of a curve; thence northwardly around said curve, 39.27 feet to a concrete monument in the easterly margin of an unnamed road, 90 feet to a concrete monument; thence south 87° 50 feet east, 125 feet to a concrete monument; thence southwardly 115 feet to the point of beginning.

Being the same property conveyed to Frances L. Binkley, Trustee for The Evelyn B. Binkley Revocable Trust dated December 10, 1998 by Quitclaim Deed of record in Instrument No. 20010425-0040947, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 3974, page 783; and, any and all matters as shown on plat of record in Plat Book 3842, page 7 as amended in Plat Book 3974, page 787; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 240 Wallace Road, Nashville, TN 37211
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 4th day of September, 2002.

Frances L Binkley, Trustee

The Evelyn B. Binkley Revocable Trust dated December 10, 1998

BY: Frances L. Binkley, Trustee

20020526

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Frances L. Binkley, Trustee of The Evelyn B. Binkley Revocable Trust dated December 10, 1998 who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of September, 2002.

Notary Public

My Commission Expires: 3/5/06

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027