WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/30/03 08:50 2pgs
Fees:13.00 Taxes:210.90

20030430-0057544

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00

Judy Binkley
Affiant

SWORN TO BEFORE ME, THIS THE 23RD DAY OF April 2003

Notary Public

MY COMMISSION EXPIRES: July 24, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA Title & Escrow, Inc., 1802 Williamson Court, #200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R Binkley and wife,Judy P. Binkley 420 Walton Lane, F-26 Madison, TN 37115	GMAC Mortgage Corporation 4 Walnut Grove Horsham, PA 19044, 0963	051.15-0A-026.00 CO

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, William F Bailey and wife, Brenda R Bailey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R Binkley and wife, Judy 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit F-26 as shown on the plat of Quail Creek Condominium, of record in Book 6328, pages 89-90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners' Association, all as described in Book 6328, page 44, et seq., said Register's Office.

Being the same property conveyed to William F. Bailey and wife, Brenda R. Bailey, by deed from Bobby Huff and wife, Fay Huff, dated September 20, 1986 and recorded September 24, 1986, in Book 6989, page 761, Register's Office for Davidson County, Tennessee.

unimproved

This is improved ✓ property, known as 420 Walton Lane F-26, Madison, TN 37115
(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 hands this 23rd day of April, 2003.

William F Bailey

Brenda R Bailey

Brenda R. Bailey By William R. Bailey Atty. in Fact.

STATE OF TENNESSEE)

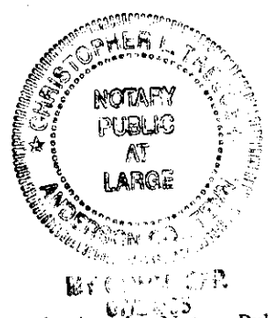
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William F. Bailey, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 23rd day of April, 2003.

NOTARY PUBLIC

My Commission Expires: July 24, 2005



STATE OF TENNESSEE)

COUNTY OF Williamson)

On this 23 day of April, 2003, before me, the undersigned a Notary Public in and for said County and State, personally appeared William F. Bailey to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Brenda R. Bailey and acknowledged that he executed the same as the free act and deed of the said Brenda R. Bailey

WITNESS my hand and seal at _____, _____, this the 23 day of April, 2003.

NOTARY PUBLIC

My Commission Expires: July 24, 2005

