Davidson County DEEDWARR
Recvd: 05/12/03 09:48 5pgs
Fees:28.00 Taxes:14.80

20030512-0063255

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37116

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

# WARRANTY DEED

THIS INDENTURE is made and entered into this 25th day of April, 2003, by and between HILARY EUGENE BINKLEY, A MARRIED MAN, and MARY LOU BINKLEY, AN UNMARRIED WOMAN, and BARBARA ANN BINKLEY TOLSON, A MARRIED WOMAN, and KENNETH WAYNE BINKLEY, A MARRIED MAN, EACH HAVING AN UNDIVIDED ONE-FOURTH (1/4) INTEREST AS THE ONLY HEIRS OF H.B. BINKLEY, DECEASED, hereinafter called Grantors, and RONALD LASTER and CARLENE LASTER, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, HILARY EUGENE BINKLEY, A MARRIED MAN, and MARY LOU BINKLEY, AN UNMARRIED WOMAN, and BARBARA ANN BINKLEY TOLSON, A MARRIED WOMAN, and KENNETH WAYNE BINKLEY, A MARRIED MAN, EACH HAVING AN UNDIVIDED ONE-FOURTH (1/4) INTEREST AS THE ONLY HEIRS OF H.B. BINKLEY, DECEASED, Grantors, do hereby bargain, sell, transfer and convey unto RONALD LASTER and CARLENE LASTER, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as LOT #20, PFEIFFER STREET, NASHVILLE, TN.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

SHARON Y. BINKLEY, wife of HILARY EUGENE BINKLEY, BILL TOLSON HUSBAND OF BARBARA ANN BINKLEY TOLSON, and PAM H. BINKLEY, WIFE OF of KENNETH WAYNE BINKLEY, the Grantors herein, join in the herein conveyance for the sole purpose of conveying any right, title and interest they may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of Grantors on the day and year first above written.

HILARY EUGENE BINKLEY
Signature of Seller

SHARON Y. BINKLEY
Spouse of HILARY EUGENE BINKLEY

MARY LOU BINKLEY
Signature of Seller

BARBARA ANN BINKLEY TOLSON
Signature of Seller

BILL TOLSON
Spouse of BARBARA ANN BINKLEY

TOLSON

Kenneth Wayne Binkley

KENNETH WAYNE BINKLEY
Signature of Seller

Pam H. Binkley

PAM H. BINKLEY
Spouse of KENNETH WAYNE BINKLEY

**INDIVIDUAL**
**STATE OF** Tennessee )
**COUNTY OF** Davidson )

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **HILARY EUGENE BINKLEY, joined by his wife, Sharon Y. Binkley,** the within named 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 instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this 25 day of **April, 2003.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

**INDIVIDUAL**
**STATE OF** Tennessee )
**COUNTY OF** Davidson )

**Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, MARY LOU BINKLEY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this 25 day of **April, 2003.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

**INDIVIDUAL**
**STATE OF** Maryland )
**COUNTY OF** Charles )

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **BARBARA ANN BINKLEY TOLSON, joined by her husband, BILL TOLSON**, the within named 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 instrument for the purposes therein contained.

Witness my hand and official seal at office in Charles County, Maryland, this 22nd day of **April, 2003.**

Richard L. Stickell, Notary Public
Charles County
State of Maryland
My Commission Expires Sept. 1, 2003

Notary Public

My Commission Expires:

**INDIVIDUAL**
**STATE OF** Tennessee )
**COUNTY OF** Davidson )

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **KENNETH WAYNE BINKLEY, joined by his wife, Pam H. Binkley,** the within named 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 instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this **22nd** day of **April, 2003.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

**RONALD LASTER and CARLENE LASTER, HUSBAND AND WIFE**
3214 Alpine Avenue
Nashville, Tn 37218

Property Address:

**LOT #20, PFEIFFER STREET**
**NASHVILLE, TN**

Person Responsible for Taxes:

**SAME**

**Map & Parcel #: MAP 70-9, PARCEL 11**

# AFFIDAVIT OF VALUE

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$4,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Ronald Laster
Affiant

Sworn to and subscribed before me, a Notary Public, this **22nd** day of **April, 2003.**

Denise C. Allis
Notary Public

NOTARY PUBLIC AT LARGE
DENISE C. ALLIS
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

# EXHIBIT 'A'

A parcel of land in Lot No. 20 of Alpine Terrace Subdivision, as per map of this Subdivision entered in Book 421, page 131 R.O.D.C. Since the entry of this map two streets and an alley have been outlined as follows: A forty-foot street to be known as Pfeiffer Street connection Alpine Avenue with a new 25-foot street to be known as East Lane, said street taking the place of a 15-foot alley along the eastern margin of Lot No. 20 connecting Pfeiffer Street with Powell Street. The new alley connects Pfeiffer Street with Powell Street 175 feet west and parallel with Alpine Avenue.

Description of land hereby conveyed: Beginning at a stake marking the south margin of Pfeiffer Street with its intersection with the east margin of the new 15-foot alley, which stake is 190 feet east of the east margin of Alpine Avenue; thence in an easterly direction 76 feet to a stake marking a bend in Pfeiffer Street to a more easterly direction, thence with said street east 29 feet to a stake in the center of a wet-weather branch. Thence in a southerly direction 150 feet to a stake, thence in a westerly direction 40-1/2 feet to a stake in the east margin of the alley; thence with said alley in a northern direction 134 feet to the point of beginning in a south margin of Pfeiffer Street.

Being the same property conveyed to H.B. BINKLEY AND WIFE, M.E. BINKLEY, by Deed from F.E. & CLARA A. PFEIFFER, of record in BOOK 1336, PAGE 112, Register's Office for DAVIDSON County, Tennessee. The said M.E. Binkley having since died on 5-6-82, the property vested in her surviving spouse, H.B. Binkley. H.B. Binkley died on May 30, 1987, unmarried and intestate, and his only heirs and next of kin are his children, Hilary Eugene Binkley, Mary Lou Binkley, Kenneth Wayne Binkley and Barbara Ann Binkley Tolson, being all of his issue, the Grantors herein.

# EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 70-9, PARCEL 11). 2002 real property taxes are PAID in the amount of $83.59.

2. All matters as set forth on the Plan of Alpine Terrace Subdivision, of record in Book 421, page 131, said Register's Office.