WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

James Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 2003.

Denise Baker
Notary Public

MY COMMISSION EXPIRES: 11-9-2003
(AFFIX SEAL)

DENISE BAKER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Davidson County DEEDWARR
Recvd: 06/17/03 10:44 2pgs
Fees:13.00 Taxes:111.00

20030617-0083130

THIS INSTRUMENT WAS PREPARED BY
BOBBY D. DAVIS, ATTORNEY AT LAW, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James Davis and wife, Ladevia A. Davis	Same	Map 70-8, Parcels: 118, 119
8182 Baker Road		Map 70-8, Parcels: 120, 121, 122, 123
Goodlettsville, TN 37072		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Charles E. Binkley and wife, Dorothy Binkley** (HEREINAFTER CALLED THE "GRANTORS"), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Davis and wife, Ladevia A. Davis**, (HEREINAFTER CALLED THE "GRANTEE"), HER HEIRS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lots Nos. 55 and 56 in Haynes Free Silver Plan, as recorded in Book 161, page 76, Register's Office for said County.

SAID Lots 55 and 56 front 25 feet on Gains Street and extend back between parallel lines 125 feet to an alley measuring 25 feet each on said alley.

BEING the same property conveyed to Charles E. Binkley and wife, Dorothy Binkley by deed of record in Book 7930, page 707, Register's Office for Davidson County, Tennessee.

AND

BEING Lots Nos 57, 58, 59 and 60 in J.B. Haynie's Free Silver Plan, as of record in Book 161, page 76, Register's Office for Davidson County, Tennessee.

SAID Lots adjoin and front together 100 feet on the southerly side of Gaines Street and run back between parallel lines 125 feet to an alley.

BEING the same property conveyed to Charles E. Binkley of record in Book 4788, page 431, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 said land to the said GRANTEE, 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 this 13th day of June, 2003

GRANTORS:

Charles E Binkley
CHARLES E. BINKLEY

Dorothy Binkley
DOROTHY BINKLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles E. Binkley and wife, Dorothy Binkley**, the bargainor(s), 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 Madison, Tennessee, this 13th day of June, 2003.

Denise Baker
Notary Public

My Commission Expires: 11-24-2003

DENISE BAKER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.