WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAvidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,500.00

Richard H. Black Jr. Pamela C. Black
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 05/30/2007 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN. DARRELL E. GREGORY

Davidson County DEEDWARR
Recvd: 08/11/03 08:27 2pgs
Fees:13.00 Taxes:649.35

20030811-0113848

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard H Black Jr	Richard H Black Jr	061.01-0-50.00
(NAME)	(NAME)	
405 Broadmoor Drive	405 Broadmoor Drive	
(ADDRESS)	(ADDRESS)	
, TN	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Judy .P Binkley and John R Binkley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard H Black Jr and Pamela C Black, 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 a resubdivision of a part of the Pearson Land and being designated as Parcel 13 on the Plan of Sweeney & Clark Realty Company's Subdivision in the 12th District, not of record and described according to a survey made by Barge, Waggoner & Sumner, Inc., dated January 21, 1964, as follows:

Beginning at a concrete monument in the north margin of Broadmoor Drive, in the east line of Gra Mar Acres, Section II, as of record in Book 2663, page 113, Register's Office for said County; thence along the lien of said subdivision, North 6 deg. 16' East 183.32 feet to a concrete monument; thence North deg 31' East 172 feet to a concrete monument in the margin of Gra Mar Acres, Section II, Second Addition, as of record in Book 3500, page 43, Register's Office for said County; thence wit the margin of said Subdivision South 32 deg 42' East 86.1 feet to a corner of Parcel 14, thence with the line between Parcels 13 and 14, South 8 deg. 29' West 280.9 feet to the margin of Broadmoor Drive; thence with the margin of the same, westerly 100 feet to the beginning.

Being the same property conveyed to John R. Binkley and wife, Judy P. Binkley, by Deed from Margaret Faye White, dated May 24, 1996, and recorded May 31, 1996, in Book 10068, page 91, Register's Office for Davidson County, Tennessee.

This is improved x property, known as 405 Broadmoor Drive, Nashville, TN 37216 (unimproved)
(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 31st day of July, 2003.

Judy .P Binkley

John R Binkley

STATE OF TENNESSEE)

COUNTY OF Williamson)

Personally appeared before me, Darren F. Gregory, a Notary Public in and for said County and State, the within named Judy P Binkley and John R Binkley, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 31 day of July, 2003.

DARREN F. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. MY COMMISSION EXPIRES. 05/30/2007

NOTARY PUBLIC

My Commission Expires: _____