WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/09/04 09:12 2pgs
Fees:13.00 Taxes:477.30

20040209-0015082

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00.

MARY ALORUOT
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 02/05/2004.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

J. WAYNE THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 24, 2005

THIS INSTRUMENT WAS PREPARED BY

Real Estate Loan Services (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Aloruot (NAME) 921 Weeping Willow (STREET ADDRESS/ROUTE NUMBER) Goodlettsville, TN (CITY/STATE/ZIP) 37072	Mary Aloruot (NAME) 921 Weeping Willow Way (STREET ADDRESS) Goodlettsville, TN 37072 (CITY/STATE/ZIP)	33-06-31.00

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, WE,

Richard C. Binkley and wife, Margie H. Binkley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Aloruot**

HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 10, on the Plan of Willow Village, of record in Plat Book 9700, page 726, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a portion of the same property conveyed to Richard C. Binkley and wife, Margie H. Binkley, by Warranty Deed from Estelle Parker, a single woman, and D.C. Porter a/k/a Dennis Cornell Porter, dated May 6, 1996, recorded May 7, 1996, of record in Book 10042, page 529, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE SUBJECT TO easements and building setback lines of record in Instrument No. 20000706-0067000, in the Register's Office for Davidson County, Tennessee; and to the 2004 Davidson County property taxes, which are not yet due or payable and are being prorated.

This is unimproved ( )
improved (X) property, known as 921 Weeping Willow Way (House Number/Street) Goodlettsville (City/Town) TN (State) 37072 (Postal Code)

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 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 the said land to the said GRANTEE, her 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 hand this 5th day of February, 2004.

Richard C. Binkley
RICHARD C. BINKLEY

Margie H. Binkley
MARGIE H. 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 **Richard C. Binkley and wife, Margie H. Binkley** the 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 **Nashville, Tennessee**, on this, the 5th day of February, 2004.

Notary Public

Commission Expires:

J. WAYNE THOMAS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 24, 2005

RCB
MHB