WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/10/04 08:03 2pgs
Fees:13.00 Taxes:651.20

20040210-0015689

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS, THE 6th DAY OF FEBRUARY, 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
Daisy M. Binkley and Melissa J. Binkley (NAME)	SAME (NAME)	33-05-7.00
224 Birdwell Court (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY/STATE/ZIP)	(CITY/STATE/ZIP)	

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,

David Duer, unmarried and wife, Jennifer Duer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daisy M. Binkley and Melissa J. 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:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Birdwell subdivision of record in Plat Book 8250, Page 409, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to David Duer, unmarried, by Warranty Deed from Dan T. Duer, Builder, dated January 16, 1998, recorded June 20, 1998, of record in Book 10761, page 605, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Book 8250, page 409, in the Register's Office for Davidson County, Tennessee; to restrictive covenants of record at Book 10655, page 576, in said register's office; and to the 2004 Davidson County property taxes, which are being prorated, and are not yet due or payable.

This is unimproved ( )
improved (X) property, known as 224 Birdwell Court (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, their his 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 my hand this 6th day of February, 2004.

DAVID DUER

JENNIFER DUER

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 **David Duer** and Jennifer Duer out the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~he~~ they out executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this 10th day of February, 2004.

Notary Public

Commission Expires:

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

My Commission Expires SEPT. 24, 2005

DD
JD