Davidson County DEEDWARR
Recvd: 03/08/04 09:14 2pgs
Fees:13.00 Taxes:621.60
20040308-0025901

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

# Warranty Deed

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Charles S. Melton, Jr., et ux<br>112 Deerwood Dr.<br>Hendersonville, Tn 37075 | Same as New Owner | Map 18-16<br>Parcels 102 and 103 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, RICHARD C. BINKLEY and wife, MARGIE H. BINKLEY, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto CHARLES S. MELTON, JR. and wife, ANNE R. MELTON, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

PARCEL ONE: LAND in the 10th Civil District, BEING Lot No. 14 of the James M. Phipps Addition to Goodlettsville, Tennessee, and of the subdivision of the old home place of Capt. Bass, deceased, as per survey of Erie Drake, surveyor, as of record in Book 547, page 151, Register's Office for said County.

SAID Lot No. 14 fronts 50 feet on the West margin of Bass Avenue, and running back 165 feet to an alley.

BEING the same property conveyed to Richard C. Binkley and wife, Margie Binkley, by deed from Ronald M. Jones and wife, Carolyn Frazier Jones, of record in Book 7785, page 181, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is unimproved property on Bass Street, Goodlettsville, Tennessee 37072.

PARCEL TWO: LAND in Davidson County, Tennessee, being Lot No. 15 on the Map of Jas. M. Phipps' Addition to Goodlettsville being a Subdivision of Capt. Bass' Old Home Place, of record in Book 547, page 151, Register's Office for said County.

SAID Lot No. 15 fronts 50 feet on the westerly margin of Bass Avenue and extends back between parallel lines 165 feet to an alley in the rear.

BEING the same property conveyed to Richard C. Binkley and wife, Margie H. Binkley, by deed from C. R. Hesson ad wife, Ruth Hesson, of record in Book 6705, page 615, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 414 Bass Street, Goodlettsville, TN 37072.

**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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2004, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Any and all matters as they may appear on the plan of record in Book 547, page 151, said Register's Office.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

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, RICHARD C. BINKLEY and wife, MARGIE H. BINKLEY, 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, at office, this the 3rd day of March, 2004.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC TENNESSEE COMM EXP 8/20/05

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $168,000.00.

Affiant

Sworn to and subscribed before me, this the 3rd day of March, 2004.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC TENNESSEE COMM EXP 8/20/05