THIS INSTRUMENT PREPARED BY:

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(615)441-0001

Davidson County DEEDWARR
Recvd: 05/19/04 14:18 2pgs
Fees:13.00 Taxes:351.50
20040519-0058932

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY FIVE THOUSAND AND 00/100 DOLLARS ($95,000.00), the receipt of which is hereby acknowledged, I, **ROBIN DEWAYNE WALLER, an unmarried man, ("Grantor"),** have bargained and sold, and by these presents do transfer, convey and warrant unto **RAYMOND P. BINKLEY, an unmarried man, ("Grantee")**, his heirs and assigns, a certain tract or parcel of land as follows:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Hickerson, Engineers, November 16, 1963, as follows:

Beginning at a point on the northeasterly margin of Nashville-Springfield Road 600 feet northwesterly from the northwest corner of the property conveyed to Russell Baxter and wife, by deed from Annie Mai Baxter McMahan, et al, of record in Book 3614, page 489, Register's Office for Davidson County, Tennessee; thence north 57 deg. East 320 feet; thence south 86 deg. 21' east 67 feet; thence south 37 deg. 35' east 60 feet; thence south 56 deg. 57' west 370 feet to the northeasterly margin of said Road; thence with the same northwestwardly 100 feet to the beginning, containing 0.82 of an acre, more or less.

Being the same property conveyed to Robin Dewayne Waller and Rusty Waller by quitclaim deed from Robert W. Waller of record in Book 8522, page 424, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Robin Dewayne Waller by quitclaim deed from Rusty Waller and Tasha Waller of record in Book 11029, page 443, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the granted premises, and all the rights, easements, and appurtenances belonging to the premises, unto the said Grantee, his heirs, successors and assigns, forever.

AND I DO, for myself and my heirs, executors, and administrators, covenant that I am lawfully seized and possessed of the said land in fee simple; that it is free from all encumbrances; that I have good right to sell and convey the same; and that I will, and my heirs, executors, and administrators shall, warrant and defend the same to the Grantee, Grantee's heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I have set my hand to this instrument this 17 day of May, 2004.

RW Robin Dewayne Waller

ROBIN DEWAYNE WALLER

STATE OF TENNESSEE

COUNTY OF Cheatham

On this 17 day of May, 2004, before me personally appeared **ROBIN DEWAYNE WALLER,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument, and acknowledged under oath that he executed the same as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal in said County this 17 day of May, 2004.

James R. Corley
NOTARY PUBLIC

My Commission Expires: 5-21-2007

JAMES R. CORLEY NOTARY PUBLIC AT LARGE DICKSON CO., TENNESSEE

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STATE OF TENNESSEE

COUNTY OF Cheatham

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $95,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Raymond P. Binkley
Affiant

Sworn to and subscribed to before me this 17 day of May, 2004.

James R. Corley
NOTARY PUBLIC

My commission Expires: 5-21-2007

JAMES R. CORLEY NOTARY PUBLIC AT LARGE DICKSON CO., TENNESSEE

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THIS IS IMPROVED PROPERTY KNOWN AS:
8194 Whites Creek Pike, Joelton, Tennessee 37080

PARCEL ID - 004 00 0 089.00

ADDRESS OF NEW OWNER:
Raymond P. Binkley
8194 Whites Creek Pike
Joelton, TN 37080

SEND TAX BILLS TO:
AmSouth Bank
2050 Parkway Office Circle
Birmingham, AL 35244