THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22845-05-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $104,900.00. Affiant Subscribed and sworn to before me this 21st day of May, 2004. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Larry W. Binkley Rebecca S. Binkley 1526 Wayne Drive Nashville, TN 37206	New Owner	Map No.072.16-0 Parcel No. 184.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Michael Maitland*** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Larry W. Binkley and wife, Rebecca S. Binkley** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*unmarried

This is improved property located at 1526 Wayne Drive, Nashville, TN 37206.
Subject property is NOT the principal residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of May, 2004.

James Michael Maitland

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James Michael Maitland**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of May, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 22 2007

Davidson County DEEDWARR
Recvd: 05/27/04 14:44 2pgs
Fees:13.00 Taxes:388.13

20040527-0062687

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No.58 on the Plan of Part Two Porter Heights as of record in Plat Book 1424, page 79, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to James Michael Maitland by Substitute Trustee's deed dated June 24, 2003 from Arnold M. Weiss, Substitute Trustee for record in Instrument No. 20030715-0098679, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which are being prorated by the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record in Book 1424, page 79, Register's Office for Davidson County, Tennessee.