Davidson County DEEDWARR
Recvd: 06/03/04 10:43 2pgs
Fees:13.00 Taxes:999.00

20040603-0065165

WARRANTY DEED

BINKLEY-04MT0579

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF May, 2004

Notary Public

MY COMMISSION EXPIRES: 7/23/06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY:
Middle Tennessee Escrow Company, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn Binkley and Angela Binkley	Premier Bank of Brentwood	116-16-324.00
(NAME)	(NAME)	
4111 Wallace Lane	5217 Maryland Way	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CYNTHIA A. ALLEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SHAWN BINKLEY AND ANGELA BINKLEY, hereinafter called the Grantee(s), their heirs and assigns, that 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. 50 on the Map of Part I, Wallace Subdivision, of record in Book 1424, Page 16, Register's Office for said County.

Said Lot No. 50 fronts 100 feet on the westerly side of Wallace Lane, formerly Vail Avenue, and extends back 227.2 feet on the northerly line and 223.5 feet on the southerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Cynthia A. Allen by quitclaim deed from Terry W. Allen, dated November 21, 1980, filed January 20, 1981, of record in Book 5701, Page 992, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Terry W. Allen and wife, Cynthia A. Allen by deed from Mrs. Gale Castleberry Amond, dated August 18, 1972, filed August 22, 1972, of record in Book 4630, Page 348, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4111 Wallace Lane, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 GRANTEES 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 GRANTEES, their 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 my/our hand(s) this 28th day of May, 2004.

Don McMahan

Cynthia A. Allen

Cynthia A. Allen and Cynthia A. McMahan are the same person.

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 Cynthia A. Allen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, Witness my hand and official seal at Nashville, Tennessee, this 28th day of May, 2004.

My Commission Expires: 7/23/06

NOTARY PUBLIC AT LARGE

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 50 on the Map of Part I, Wallace Subdivision, of record in Book 1424, Page 16, Register's Office for said County.

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