WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/16/04 09:14 2pgs
Fees:13.00 Taxes:231.25
20040616-0070955

DON K. HEAD JR. NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.
My Commission Expires 4 / 3 / 06

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

Wilburn Ray Binkley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2004.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wilburn Ray Binkley	Wilburn Ray Binkley	
(NAME)	(NAME)	
219 Emmitt Drive	219 Emmitt Drive	51-8-35
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20041095

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Volunteer State Bank**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Wilburn Ray Binkley**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

See Attached Exhibit A for a complete legal description.

unimproved ☒

This is improved ☐ property, known as 219 Emmitt Drive, Madison, TN 37115
(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 14th day of June, 2004.

Volunteer State Bank

By: Matt Ricker
Title:

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matt Ricker as President of Volunteer State Bank, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he being authorized so to do executed the foregoing instrument as himself as such President of Volunteer State Bank for the purposes therein contained.

Witness my hand and official seal at Portland, Tennessee this 14th day of June, 2004

Commission expires:

DON K. HEAD JR. NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

Notary Public

My Commission Expires 4 / 3 / 06

File No.: 20040148

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 16 of Block "C" on the Revised Plan of Power and Roth's Madison Park Subdivision of record in Book 843, Page 7, Register's Office for said County, described as follows:

Said Lot No. 16 fronts 60 feet on the northerly side of Emmett Avenue and runs back between lines, 194 feet, more or less, on the west line and 195 ½ feet on the east line to a dead line and measure 50 feet thereon.

BEING the same property conveyed to Volunteer State Bank by deed dated 3/26/04 from John H. Lowe & Associates, Trustee of record in Instrument #20040405-0037752, Register's Office for Davidson County, Tennessee.