This instrument prepared by:
Claiborne K. McLemore III
McLemore & Rollins
1211 Sixteenth Avenue, South
Nashville, Tennessee 37212

Davidson County DEEDWARR
Recvd: 10/12/04 15:58 3pgs
Fees:18.00 Taxes:129.50
20041012-0123074

Address of New Owner:	Send Tax Bills To:	Property Identification
David Lovell 1821 River Drive Nashville, TN 37218	-same-	Map 81-1 Parcel 45

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, JANICE JEAN BINKLEY, an unmarried person (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to DAVID LOVELL (the "Grantee"), his heirs, successors and assigns forever, the following land in Davidson County, Tennessee, to wit:

Being Lot No. 36 on the Plan of Haley's Subdivision of part of Block 5 in G. T. Sheegog's Addition, as of record in Book 547, page(s) 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Janice Jean Binkley, by deed of record as Instrument No. 20020806-0094422, Register's Office for Davidson County, Tennessee.

This property is subject to:

1. 2004 taxes which have been pro-rated and assumed by the Grantee.

2. Matters set forth on the Plan of record in Book 547, page(s) 155, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3957, page 13 and Book 4071, page 191, Register's Office for Davidson County, Tennessee.

This is improved property known generally as 1821 River Drive, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest thereto belonging, to the said Grantee and his heirs, successors and assigns, forever. AND THE GRANTOR covenants that she 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 herein set out. The Grantor further covenants and binds herself, her heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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, the Grantor has executed this instrument on the 12th day of October, 2004.

Janice Jean Binkley
JANICE JEAN BINKLEY

a:\b915rfg

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Nancy Bowen, a Notary Public in and for said County and State, personally appeared JANICE JEAN BINKLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Nashville, Tennessee, this 12th day of October, 2004.

Nancy Bowen
NOTARY PUBLIC

NANCY BOWEN NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

My commission expires:

12/01/2004

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of October, 2004.

NOTARY PUBLIC

SUMNER COUNTY TN NOTARY PUBLIC AT LARGE

My commission expires: 12/01/2004