Davidson County DEEDWARR
Recvd: 10/26/04 11:19 2pgs
Fees:13.00 Taxes:358.90

20041026-0128573

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **43408**

WARRANTY DEED

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$97,000.00.**

Barbara Bennett Binkley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 8th **DAY OF OCTOBER, 2004.**

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
SEAN EVERSLEY **4664 Long Branch** **Antioch, TN 37013**	Sean Eversley 4664 Long Branch Antioch, TN. 37013	**148-8-235**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **We, BARBARA ANN BENNETT BINKLEY and husband, MARK A. BINKLEY**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SEAN EVERSLEY**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 48 on the plan of Section Nine, Terragon Trails, of record in Book 5200, page 85, Register's Office for said County.

Said Lot No. 48 fronts 65.0 feet on the northerly margin of Long Branch and extends back 133.78 feet on the easterly line and 143.68 feet on the westerly line to a dead line in the rear, measuring 65.75 feet thereon.

Being the same property conveyed to Barbara Ann Bennett, an unmarried person, by Quitclaim Deed from Steve Bennett, Unmarried and Barbara Ann Bennett, Unmarried, of record in Book 11114, page 621, Register's Office for Davidson County, Tennessee and being the same property conveyed to Steve Bennett and wife, Barbara Bennett by deed from Joyce M. Williams, unmarried (now Harrell), of record in Book 10631, page 946, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 4664 Long Branch, Antioch, Tennessee 37013

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 our hands this 8th day of October, 2004.

Barbara Ann Bennett Binkley
BARBARA ANN BENNETT BINKLEY

Mark A. Binkley
MARK A. BINKLEY

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 BARBARA ANN BENNETT BINKLEY and husband, MARK A. BINKLEY, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 8TH day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006