Davidson County DEEDQC
Recvd: 11/02/04 15:28 3pgs
Fees:17.00 Taxes:0.00
20041102-0132017

Prepared By:
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Attorney at Law
The Beasley Law Group, PLLC
5205 Maryland Way
Suite 320
Brentwood, Tennessee 37027
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QUITCLAIM DEED

Address New Owner {s}
Todd Hunter Binkley
912 Magnolia Court, West
Nashville, TN 37221

Send Tax Bills To
SAME

Map/Parcel Numbers
142-11-OB-4.00

FOR AND IN CONSIDERATION of One dollar {1.00}, cash in hand paid, the receipt of which is hereby acknowledged, **Virginia Jeanne Binkley** by these presents does hereby quitclaim and convey unto **Todd Hunter Binkley**, his heirs and assigns, all her right, title and interest in and to the following described tract of land:

See Exhibit A for Legal Description

Being the same property conveyed to Todd Hunter Binkley and wife, Virginia Jeanne Binkley, by deed from Jerome Rosenblum and wife, Brenda Rosenblum of record in Book 9664, Page 208 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness his hand this 12th day of October, 2004, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Virginia Jeanne Binkley
Virginia Jeanne Binkley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Virginia Jeanne Binkley** the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at October 25th SunTrust Bank, Bellevue this 25th day of October, 2004.

JULIA A. TUNNELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires MAR. 31, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $0.

Affiant

Subscribed and sworn to before me this 26th day of October, 2004.

Notary

PAULA HARRIS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My commission expires: 7/25/05

EXHIBIT A

BEING LOT NUMBER FOUR (4) as shown on the final plat of Magnolia Place as of record in Book 7900, page 729, Register's Office for Davidson County, Tennessee, to which plan reference is hereby referred to for a more complete legal description.

AND BEING the same property conveyed to Jerome Rosenblum and wife, Brenda Rosenblum, by deed from Magnolia Place Properties, a Tennessee General Partnership, of record at Book 9570, page 836, Register's Office for Davidson County, Tennessee.

AND BEING the same property conveyed to Todd Hunter Binkley and wife, Virginia Jeanne Binkley, by deed from Jerome Rosenblum and wife, Brenda Rosenblum, of record at Book 9664, page 208, Register's Office for Davidson County, Tennessee.