Davidson County DEEDQC
Recvd: 01/25/05 09:25 3 pg:
Fees:17.00 Taxes:0.00
20050125-0008843

PICK-UP

This Instrument Prepared by:
Linda S. Fizer, Attorney
17 North Walnut Street
Springfield, TN 37172

Address New Owner As Follows:

Steven L. Franklin &
Jennifer S. Franklin
3050 Greer Road
Goodlettsville, TN 37072

Map No.10D16140
Parcel No.011-00-0-081.00

Send Tax Bills To: Same

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, and for love and affection, the receipt and sufficiency of which is acknowledged, I, **STEVEN L. FRANKLIN**, do hereby quitclaim and convey unto **STEVEN L. FRANKLIN & JENNIFER S. FRANKLIN,** as tenants by the entirety, the following described property:

Being a tract of land in the 10th Civil District of Davidson County, Tennessee, to-wit:

BEGINNING at an iron spike set in the center of Greer Road, said point being the northwest corner of a tract of land conveyed to Henry C. Smiley and wife, by deed of record in Book 4017, page 215, Register's Office for said County; thence with the center line of said Greer Road, north 85 degrees 20 minutes west 100 feet to a point; thence south 86 degrees 30 minutes west 77.3 feet to an iron spike; thence south 73 degrees 5 minutes west 117 feet to an iron spike, a corner with Margaret P. Mayers; thence north 5 degrees 30 minutes east 46.5 feet to a stone monument; thence north 2 degrees 15 minutes west 590 feet to a stone monument; thence south 86 degrees 30 minutes east 300 feet to a point; thence south 1 degree east 587 feet to the point of beginning, containing 3.9 acres, more or less.

BEING the same property conveyed to Virgil L. Binkley, unmarried, by deed from Irvin H. Greer, Shelby L. Greer, Albert S. Greer, Ella B. Coleman, Linnis Greer Dorris and Katie M. McNeil being all the heirs-at-law of Joseph E. Greer, deceased, of record in Book 4228, page 481, said Register's Office. Virgil L. Binkley having since died February 28, 1990, leaving said property to Charles Douglas Binkley, Forrest Lee Binkley and Garland Ray Binkley, with Garland Ray Binkley as Executor under File #95274 Probate Office for said County.

BEING the same conveyed to STEVEN L. FRANKLIN, by Charles Douglas Binkley, et al. of record in Deed Book 8782, Page 828 Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand on this 4th day of January, 2005.

Steven L. Franklin

STEVEN L. FRANKLIN

STATE OF TENNESSEE)

COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **STEVEN L. FRANKLIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of January, 2005.

Linda S. Fizer
Notary Public

NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN. LINDA S. FIZER

My Commission Expires: 8/13/06

STATE OF TENNESSEE)

COUNTY OF ROBERTSON)

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Steven L. Franklin
Affiant

Sworn to and subscribed to before me this 4th day of January, 2005.

Linda S. Fizer
Notary Public

NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN. LINDA S. FIZER

My Commission Expires: 8/13/06