THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23841-01-2005** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $262,500.00. Agnes S. Husband Affiant Subscribed and sworn to before me this 7th day of February, 2005. Notary Public My Commission Expires: 01/24/09

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jay Gillman Husband Agnes S. Husband 1339 Burton Valley Road Nashville, TN 37215	NEW OWNER	Map No.131.14-0 Parcel No. 071.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Suzanne G. Binkley, Individually and as Trustee of the Louise R. Drury Revocable Trust dated 9/12/2002** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jay Gillman Husband and wife, Agnes S. Husband** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1339 Burton Valley Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantor has executed this instrument on the 7th day of February, 2005.

Suzanne G. Binkley, Trustee

Suzanne G. Binkley, Trustee

Suzanne G. Binkley

Suzanne G. Binkley, Individually

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Suzanne G. Binkley, Trustee**, 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, this 7th day of February, 2005.

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission Expires: My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 02/11/05 14:22 2 pgs
Fees:13.00 Taxes:971.25

20050211-0016118

State of Tennessee, County of Davidson SS:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Suzanne G. 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 purpose therein contained.

Witness my hand, at office, this 7th day of February, 2005.

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission Expires: My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Section Two First Addition Seven Hills as of record in Plat Book 2663, page 51, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Harold E. Griffith and wife, Louise R. Griffith by deed dated September 3, 1958 from Karl E. Haury and Reese L. Smith, Jr. of record in Book 2803, page 58, Register's Office for Davidson County, Tennessee. Harold E. Griffith having died and Louise R. Griffith having remarried and now being known as Louise R. Drury; and being the same property conveyed to Louise R. Drury and Suzanne G. Binkley, as Trustees of the Louise R. Drury Revocable Trust, dated September 12, 2002 by quitclaim deed dated September 12, 2002 from Louise R. Drury of record as Instrument No. 20050131-0010918, Register's Office for Davidson County, Tennessee. Louise R. Drury died February 27, 2004. Pursuant to the terms of the Louise R. Drury Revocable Trust, the trust terminates on the death of Louise R. Drury and all trust assets are to be distributed outright to Suzanne G. Binkley.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been pro-rated and assumed by the Grantee; and
2. All matters appearing on the Plan of record as Book 2663, page 51, Register's Office for Davidson County, Tennessee.