Davidson County DEEDWARR
Recvd: 05/17/05 15:26 2 pgs
Fees:13.00 Taxes:888.00
20050517-0055713

(3)

MAP 158-11-0; PARCEL 057.00

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson PLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To New Owner:
W. Frank White & Bettie C. White
P. O. Box 684
Franklin, TN 37065

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, HAROLD R. BINKLEY, JR., Grantor, have bargained and sold and by these presents do transfer and convey unto W. FRANK WHITE and wife, BETTIE C. WHITE, Grantees, their heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 3 on the plan of Balleroy Subdivision of record at Instrument No. 20000620-00061336, as corrected by Surveyor's Certificate of Correction of record at Instrument No. 20010418-0038197, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Harold R. Binkley, Jr. by Warranty Deed of Balleroy, LLC, a Tennessee limited liability company, of record at Instrument No. 20000623-0062466, Register's Office of Davidson County, Tennessee. This property is unimproved and it is not the principal residence of Grantor.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees that Grantor is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: Subject to matters shown on the plan of Balleroy Subdivision of record at Instrument No. 20000620-00061336, Register's Office of Davidson County, Tennessee; as corrected by Surveyor's Certificate of Correction of record at Instrument No. 20010418-0038197, said Register's Office; Declaration of Protective Covenants, Conditions and Restrictions for Balleroy of record at Instrument No. 20000619-0061044, Register's Office of Davidson County, Tennessee; as amended at Instrument No. 20000621-0061679, said Register's Office; Easement for water main as set forth in instrument of record in Book 2698, page 147, Register's Office of Davidson County, Tennessee; Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8275, page 977, Register's Office of Davidson County, Tennessee; Reservations as set forth in instrument of record at Instrument No. 20000619-0061043, Register's Office of Davidson County, Tennessee; 2005 taxes are a lien but not yet due and payable. Said taxes

have been prorated at closing and will be paid by Grantees when due and payable.

AND GRANTOR DOES FURTHER COVENANT and bind himself his heirs and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 13 day of May, 2005.

Harold R Binkley Jr.
HAROLD R. BINKLEY, JR.

BY: Harold R Binkley Jr.
HAROLD R. BINKLEY, SR.,
Attorney in Fact

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared W. FRANK WHITE, Attorney-in-Fact for BETTIE C. WHITE, Known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of BETTIE C. WHITE and who acknowledged that he executed the same as the free act and deed of BETTIE C. WHITE.

Witness my hand and seal, at office in Franklin, TN, this 13th day of May, 2004.

Gail P. Luttrell
NOTARY PUBLIC

GAIL P. LUTTRELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 4-16-2006

STATE OF Tennessee)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is$240,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 13th day of May, 2005.

Gail P. Luttrell
NOTARY PUBLIC

GAIL P. LUTTRELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 4-16-2006

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