WARRANTY DEED

LARRY D. C... NOTARY PUBLIC AT LARGE CHEATHAM COUNTY TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Robert T. Hite
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert S. Hite	SAME	MAP 52-05 PARCEL 58
2721 Westwood Drive (NAME)		
Nashville, TN 37204 (ADDRESS)		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **THE RAY KENNETH BINNION REVOCABLE TRUST**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT S. HITE, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE, HIS 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. 27 in Block "I" on the Revised Plan of Power & Roth, Madison Park Subdivision, as of record in Book 843, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 60 feet on the southerly side of Emmitt Avenue and runs back 207 feet, more or less, on the easterly line and 200 feet, more or less, on the westerly lot line to a dead line on which it measures 75 feet, more or less.

Being the same property conveyed to Ray Kenneth Binnion Revocable Trust by deed of record in Instrument No. 200004260041324, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 268 Emmitt Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand(s) this 18th day of May, 2005.

Davidson County DEEDWARR
Recvd: 05/19/05 13:33 2 pgs
Fees:13.00 Taxes:292.30

20050519-0056686

RAY KENNETH BINNION REVOCABLE TRUST
Ray Kenneth Binnion, Trustee
BY: RAY KENNETH BINNION, as TRUSTEE

STATE OF TENNESSEE

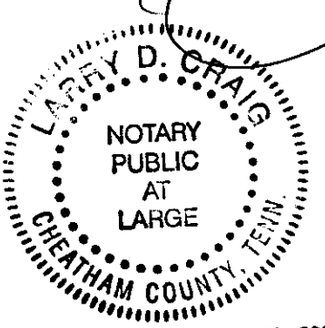
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the County and State aforesaid, personally appeared, RAY KENNETH BINNION, with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the TRUSTEE respectively of the RAY KENNETH BINNION REVOCABLE TRUST the within named bargainor, and corporation, and that he as such TRUSTEE being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said RAY KENNETH BINNION as such TRUSTEE.

WITNESS my hand and official seal this 5/18/05

NOTARY PUBLIC

My commission expires: 2-10-08



My Commission Expires FEB. 10, 2008