WARRANTY DEED

LARRY D. CRA NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TE

My Commission Expires FEB. 10, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Robert S. 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 51-08 PAR 164
(NAME)	(NAME)	
2721 Westwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 MARY ALICE 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. 56 on the Map of Morningside Heights, Section One, as of record in Book 1130, page 76, Register's Office for said County and described as follows: Beginning at a point in the south margin of Due West Avenue at the corner of Lots Nos. 56 and 57; thence with the line between said lots Southerly 150 feet to the north line of Lot 55; thence westerly 77 feet to the easterly margin of Argie Avenue; thence with the margin of the same northerly 120 feet to the beginning of a curve; thence around a curve northeasterly 47.1 feet to the south margin of Due West Avenue; thence with the margin of the same easterly 47 feet to the point of beginning.

Being the same property conveyed to Mary Alice Binnion Revocable Trust by deed of record in Instrument No. 200004260041334, 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 202 E. Due West 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.

MARY ALICE BINNION REVOCABLE TRUST
Mary Alice Binnion Trustee
BY: MARY ALICE BINNION, as TRUSTEE

Davidson County DEEDWARR
Recvd: 05/19/05 14:41 2 pgs
Fees:13.00 Taxes:266.40

20050519-0056765

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the County and State aforesaid, personally appeared, MARY ALICE BINNION, with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Trustee respectively of the MARY ALICE BINNION REVOCABLE TRUST the within named bargainor, and corporation, and that she 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 MARY ALICE BINNION, as such Trustee.

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

My commission expires: 2-10-08

NOTARY PUBLIC

D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008