Davidson County DEEDQC
Recvd: 06/27/05 12:08 2 pgs
Fees:12.00 Taxes:0.00
20050627-0073457

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
P.O. Box 904, 303 Frances Street
Goodlettsville, Tennessee 37072

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Margie H. Binkley 504 Geneva Drive Goodlettsville, TN 37072	Same as New Owner	Map 34-06-0 Parcel 030.00

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between RICHARD C. BINKLEY and wife, MARGIE H. BINKLEY, hereinafter referred to as the "GRANTORS", and MARGIE H. BINKLEY, hereinafter referred to as the "GRANTEE":

W I T N E S S E T H:

That for and in consideration of the sum of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, RICHARD C. BINKLEY and wife, MARGIE H. BINKLEY, in full accordance with T.C.A. §64-1-110 and with the intention that the estate by the entireties in the property previously held by us as tenants by the entireties, be dissolved, the GRANTORS, RICHARD C. BINKLEY and wife, MARGIE H. BINKLEY, do hereby transfer, convey and quitclaim all of their right, title and interest in the property below described to MARGIE H. BINKLEY, with the full intent and purpose to vest the said MARGIE H. BINKLEY, with title thereto in fee simple, and by this conveyance the said MARGIE H. BINKLEY, her heirs and assigns, is hereby vested with title in fee simple to the said real estate in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being a parcel of land lying in and being bounded on the South by Edgefield Junction Road (Myatt Drive); on the West by Lafayette Boaz, Sr., and Rivergate Surgical Associates; on the North by Carlyle Apple and Hubert Baker; on the East by Homer Tomlinson and being more particularly described as follows:

Beginning at a point in the North right-of-way line of Edgefield Junction Road (Myatt Drive), said point being a corner common with Lafayette Boaz, Sr. And being located easterly 891 feet, more or less, from the east right-of-way return of Spring Branch Road; thence, with Boaz and Rivergate Surgical Associates, North 73 deg. 33 min. 41 sec. East 384.23 feet to a point, a corner common with Rivergate Surgical Associates in the south line of Carlyle Apple and Hubert Baker; thence, with Apple and Baker, South 55 deg. 52 min. 00 sec. East, 183.02 feet to a point, a corner common with Homer Tomlinson in the south line of apple and Baker; thence, with Tomlinson, South 73 deg. 33 min. 41 sec. West, 447.91 feet to a point, a corner common with Tomlinson in the north right-of-way of Edgefield Junction Road (Myatt Drive); thence with the north right-of-way of Edgefield Junction Road on a curve to the left, the radius of which is 890.00 feet, the central angle of which is 09 deg. 43 min. 16 sec., the chord of which is North 36 deg. 49 min. 51 sec. West, 150.82 feet, along the curve distance of 151.00 feet to the point of beginning, containing 58,497 square feet, (1.343 acres) more or less.

BEING the same property conveyed to Richard C. Binkley and wife, Margie H. Binkley, by deed from ABG Properties, a Tennessee Corporation, of record in Instrument No. 20030717-0100356, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is unimproved property located on Myatt Drive, Madison, Tennessee 37115.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, RICHARD C. BINKLEY and MARGIE H. BINKLEY, have hereunto set their hands on this the 22 day of June, 2005.

Richard C Binkley
RICHARD C. BINKLEY

Margie H. Binkley
MARGIE H. BINKLEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD C. BINKLEY and wife, MARGIE H. BINKLEY, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 22 day of June, 2005.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual transfer or value, whichever is greater, for this transfer is NONE.

Richard C Binkley
AFFIANT

Sworn to and subscribed before me this the 22 day of June, 2005.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005