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Fees:13.00 Taxes:1073.00

20050701-0076139

THIS INSTRUMENT PREPARED BY:

JAMES C. DALE III
Attorney at Law
221 Fourth Avenue North, Fifth Floor
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

R. L. MOORE NOTARY PUBLIC AT LARGE

Subscribed and sworn to before me this 30th day of June, 2005.

Notary Public

My commission expires: May 24, 2008

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Address New Owner as Follows:	**Send Tax Bills:**	**Map/parcel No.:**
Suzan H. Gibbs	NEW OWNER	**Map 116-12**
3800 Auburn Lane		**Parcel 57**
Nashville, Tennessee 37215		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ***($10.00)*** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Patricia H. Binkley,** herein referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto **Suzan H. Gibbs,** an unmarried person, herein referred to as Grantee, her heirs and assigns, land in Davidson County, Tennessee, more particularly described as

> Land in Davidson County, Tennessee, being part of Lot No. 3, Block "F" on the Plan of Woodmont Lane Home Sites, as of record in Book 1130, page 13, Register's Office for said County, and described according to a survey made by Hal R. Swann, Jr., Surveyor, May 27, 1948, as follows:
>
> BEGINNING at a point in the easterly margin of Auburn Lane at the corner of Lots Nos. 2 and 3; thence with the easterly margin of said Lane, northwardly 65.1 feet to the beginning of a curve; thence around said curve in a northeasterly direction 24.4 feet to the southerly margin of Woodmont Lane; thence with the same eastwardly 69 feet; thence southwestwardly 134.5 feet to the common corner of Lots Nos. 1, 2 and 3 of Block "F" on said Plan; thence with the line between said Lots Nos. 2 and 3, westwardly 145.2 feet to the point of beginning.
>
> BEING the same property conveyed to Patricia H. Binkley, then unmarried, by warranty deed from Stephen J. Materazzi, Jr., and wife, Laura A. Materazzi, of record under Document Locator No. 200007270074278, Register's Office for Davidson County, Tennessee.

This is improved property known as 3800 Auburn Lane, Nashville, Tennessee 37215.

This conveyance is subject to:

1. Metropolitan property taxes for 2005 and subsequent years;

2. The Plan, with Owner's Certificate, of record in Plat Book 1130, Page 13, said Register's Office, which Plan shows a 40 feet minimum building setback line from Auburn Lane and Woodmont Lane.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors and assigns, forever. Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

Grant A. Myszka, husband of Grantor, joins in the execution of this deed to convey any interest he may have in the property conveyed.

WITNESS our hands this 30th day of June, 2005.

Patricia H. Binkley

Patricia H. Binkley

"Grantor"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, R.L. Moore, a Notary Public in and for said State and County, the within named **Patricia H. Binkley**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand at office this 30th day of June, 2005.

Notary Public
My Commission Expires: May 24, 2008

Grant A. Myszka by Patricia H. Binkley, Attorney in fact

Grant A. Myszka, by Patricia H. Binkley,
His Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, R.L. Moore, a Notary Public in and for said State and County, the within named **Patricia H. Binkley**, to me known to be the person who executed the foregoing instrument in behalf of **Grant A. Myszka** and who acknowledged that she executed the same as the free act and deed of **Grant A. Myszka**.

WITNESS my hand at office this 30th day of June, 2005.

Notary Public
My Commission Expires: May 24, 2008