WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/05 12:03 2 pgs
Fees:13.00 Taxes:196.10
20050711-0079857

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS **$53,000.00.**

Affiant

Subscribed and sworn to before me this 7th day of July, 2005

Notary Public
My Commission expires: My Commission Expires JULY 21, 2007
(Affix Seal)

JASON C. GUTHRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
William J. Bindewald	Franklin American Mortgage Retail	p/o 091-10-0-036.00
5823 Mackie Place	501 Corporate Centre Drive Suite 400	
Nashville, TN 37209	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **H. C. Tinnell**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **William J. Bindewald, unmarried,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 78 on the plan of Subdivision of Lots 39 & 40, B. F. Cockrill's Farm, of record in Book 332, page 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

SAID Lot No. 78 fronts 50 feet on the southerly margin of MACKIE STREET and extends back between parallel lines, 150 feet to an alley.

Being part of the same property conveyed to H. C. Tinnell, by deed from B. B. Doubleday, Jr., on April 2, 1998, of record in Book 10873, page 796, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2005 in the estimated amount of $624.03 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel p/o 091-10-0-036.00.
- Subject to all matters as shown on the Plan of record in Book 332, page 41, Register's Office Davidson County, Tennessee.

This is improved property known as: **5823 Mackie Place, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 7, 2005.

H. C. Tinnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **H. C. Tinnell** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 7, 2005.

My commission expires:

Notary Public

JASON C. GUTHRIE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007