Davidson County DEEDWARR
Recvd: 09/12/05 08:30 2 pgs
Fees:13.00 Taxes:551.30

20050912-0108923

Prepared by:
Realty Title & Escrow Company, Inc.
1100-B Ted A. Crozier Blvd.
Clarksville, TN 37043

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $149,000.00

Affiant

Subscribed and sworn to before me, this 6th day of September, 2005.

Notary Public
My commission expires: 09/23/07

LUTHER P. RAMSEY, III
NOTARY PUBLIC AT LARGE
MONTGOMERY CO. TENN.

14-0508-140652

Address of New Owner:	Send Tax Bills to:	Tax Information
Troy Kellogg	GMFS, LLC	033-10-0-038.00
905 Weeping Willow Way	7389 Florida Blvd	
Goodlettsville TN 37072	Baton Rouge, LA 70806	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Margie H. Binkley, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Troy Kellogg and wife, Sheila Kellogg, hereinafter called the Grantees, their successors 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. 14, on the Plan of First Revision Willow Village, of record in Book 9700, Page 726, as revised in Instrument Number 20000706-0067000, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Richard C. Binkley and wife, Margie H. Binkley by deed from Estelle Parker, a single woman and D.C. Porter, a/k/a Dennis Cornell Porter, dated May 6, 1996, of record in Book 10042, Page 529, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Margie H. Binkley by deed from Richard C. Binkley and wife, Margie H. Binkley, dated February 10, 2005, of record in Instrument Number 20050215-0016971, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 905 Weeping Willow Way, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 6th day of September, 2005.

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, Margie H. Binkley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained. (LR) Notary

Witness my hand in ~~Clarksville~~ Goodlettsville, TN, this 6th day of September, 2005.

Luther P. Ramsey III
State of Tennessee at Large

My Commission expires 09/23/07

