Prepared by : G. Doak, Sr., Atty., 2525 Lebanon Road, Nashville, TN., 37214, Sup. Ct. # 2343

# WARRANTY DEED

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From: Pearl Sudduth
To: Kenneth D Binkley and wife Shirley A. Binkley
Address: 4311 Brick Church Pike,
Whites Creek TN 37189
Send Tax Bills To: Same

Davidson County DEEDWARR
Recvd: 09/27/05 11:23 1 pgs
Fees:13.00 Taxes:5.55
20050927-0115863

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Map 32 parcel 23.02 plus part of parcel 23

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $1500.00

Affiant

Sworn to and subscribed before me on 6-9-99

My Commission Expires My Commission Expires Nov. 30, 2002

Notary Public

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FOR AND IN CONSIDERATION of the sum of Fifteen Hundred ($1500.00) Dollars paid to Grantor by Grantees, Grantor, has this day bargained & sold, and does hereby transfer & convey unto Grantees, heirs and assigns, certain real estate located in Davidson County Tennessee as an addition to the property Grantees already own;

Beginning at the northwesterly corner of the property conveyed to Grantees by warranty deed from Gary C. Byrum and wife Kathleen Suddath Byrum of record in Book 4756 page 675 Register's Office for Davidson County Tennessee, which corner is on the easterly margin of Brick Church Pike: thence with the easterly margin of Brick Church Pike N 7° E 110 ft to an iron pin in said margin at the Southwesterly corner of the property of J.B. Keen and wife of record in Book 8247 page 610, RODC; thence with Keen's line S 70° 33' E, 29 ft. to a point; thence continuing with Keen's line N 44° 28' E 316.7 ft to an iron pin at the northeasterly corner of the property being conveyed hereby; thence with a fence S 12° 15' E 272.5 ft±, to an iron pin in said fence; thence N 84° 30' W. 80.3 ft to an iron pin; thence S4° 10' E 105.9 ft± to an iron pin; thence with Palmer's northerly line N 84°38' W 87.4 ft± to the southeasterly corner of the tracts conveyed to Grantees by deed from Gary C. Byrum and wife Kathleen Suddath Byrum of record in Book 4756 page 675; thence with the easterly line of said tracts, N 7° E, 110 ft± to the northeasterly corner of said tracts; thence with the northerly line of said tracts N 83° W, 160 ft± to the point of beginning; and being Part of the same real property conveyed to Louis Suddath and wife Pearl Suddath by deed of record in Book _____, page _____ RODC, the said Louis Suddath having since died.

This is unimproved property,

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said grantees, heirs, successors and assigns forever; and I covenant that I am lawfully seized and possessed of said real estate, in fee simple, have good right to convey it and that the same is unencumbered, except for current taxes (which buyer shall pay when and as due.

Grantor further covenant and bind herself, heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees, heirs successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the said grantor has hereunto set her hand on June 9th, 99

Pearl Suddath
Pearl Suddath

State of Tennessee
County of Davidson

Before me, the undersigned, a "Notary Public" in & for said State and County, personally appeared the within named, Pearl Suddath, who, being personally known to me or having presented satisfactory proof of identification, and having been duly sworn, did swear to and execute the foregoing instrument in my presence, and then did acknowledge that she had executed said instrument for the purposes therein contained, and as her own free act and deed.

Witness my hand and seal at office in Davidson County Tennessee, on 6-9-99

Notary Public

My Commission Expires: _____
My Commission Expires Nov. 30, 2002

T.A.I.