File Box
24 B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/14/05 11:38 2 pgs
Fees:13.00 Taxes:832.50
20051114-0137096

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 227,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November 2005

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

Notary Public

MY COMMISSION EXPIRES: 11/24/07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul F. Scholten (NAME)	NEW OWNER (NAME)	MAP 118-11-0
648 West Iris Drive (ADDRESS)	PO Box 40228 (ADDRESS)	PARCEL 3100
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville TN 37204 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Alton Ray Binkley and wife, Karen Denise Binkley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul F. Scholten

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 31, Block "B", on the Plan of Berry Hill Garden Subdivision, of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 31 fronts 72 feet on the westerly side of Azalea Place and runs back 140.1 feet on the Northelry line and 131.5 feet on the Southerly line to a dead line, measuring 48.8 feet thereon.

BEING the same property conveyed to Alton Ray Binkley and wife, Karen Denise Binkley by deed from Betty Jean Hudson Baldwin, Executrix for Estate Elizabeth Stover Hundson, of record in Book 10066, Page 322, Register's Office, Davidson County, Tennessee. Further conveyed to Alton Ray Binkley by Quitclaim Deed from Alton Ray Binkley and wife, Karen Denise Binkley, of record in Book 10066, page 326; further conveyed to Alton Ray Binkley and wife, Kaen D. Binkley by Quitclaim Deed from Alton Ray Binkly of record in Book 10676, page 103; and finally conveyed to Alton Ray Binkley by Quitclaim Deed from Karen D. Binkley of record in Book 11439, page 408, said Register's Office.

This is the same description as in previous deed of record.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2827 Azalea Place, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand s this 10th day of November, 2005

Alton Ray Binkley

Karen Denise Binkley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alton Ray Binkley and wife, Karen Denise Binkley

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 10th day of November 2005.

Commission expires 11/24/07

Notary Public

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to 2005 taxes, paid prorated and assumed by the Grantees; all matters as set out on the plan of record in Book 1130, page 36, to any and all easements located on the property; to the rights and claims of parties in posession.