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Prepared by:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd. Ste 200
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 12/15/05 14:46 2 pgs
Fees:13.00 Taxes:477.30

20051215-0150857

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $129,000.00

Affiant

Subscribed and sworn to before me, this 14th day of December, 2005.

Notary Public
My commission expires: 11/25/08

THERESA L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

03-0511-33231

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jason K. Courson	COUNTRYWIDE HOME LOANS	72-07-0-179
1255 McGavock Pike	801 CRESCENT CENTER DRIVE #510	
Nashville TN 37216	FRANKLIN, TENNESSEE 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ruby J. Binkley, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Jason K. Courson, hereinafter called the Grantee, his 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. 59, on the Plan of Kenmore Place, of record in Book 332, Pages 32 & 33, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Benny E. Binkley and wife, Ruby J. Binkley by deed from Carol Alison Fox, an unmarried person, dated January 30, 2002, of record in Instrument No. 20020205-0016122, Register's Office for Davidson County, Tennessee. Benny E. Binkley having since died.

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 1255 McGavock Pike, Nashville, TN 37216

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, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is 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. Grantor does further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 14th day of December, 2005.

Ruby J. Binkley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ruby J. Binkley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 14th day of December, 2005.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09