Davidson County DEEDQC
Recvd: 01/04/06 08:55 2 pgs
Fees:12.00 Taxes:0.00
20060104-0000794

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
P.O. Box 904, 303 Frances Street
Goodlettsville, Tennessee 37072

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Margie H. Binkley 504 Geneva Drive Goodlettsville, TN 37072	Same as New Owner	Map 40-00-0 Parcel 204.00

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between RICHARD C. BINKLEY and wife, MARGIE H. BINKLEY, hereinafter referred to as the "GRANTORS", and MARGIE H. BINKLEY, hereinafter referred to as the "GRANTEE":

W I T N E S S E T H:

That for and in consideration of the sum of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, RICHARD C. BINKLEY and wife, MARGIE H. BINKLEY, in full accordance with T.C.A. §64-1-110 and with the intention that the estate by the entireties in the property previously held by us as tenants by the entireties, be dissolved, the GRANTORS, RICHARD C. BINKLEY and wife, MARGIE H. BINKLEY, do hereby transfer, convey and quitclaim all of their right, title and interest in the property below described to MARGIE H. BINKLEY, with the full intent and purpose to vest the said MARGIE H. BINKLEY, with title thereto in fee simple, and by this conveyance the said MARGIE H. BINKLEY, her heirs and assigns, is hereby vested with title in fee simple to the said real estate in Davidson County, Tennessee, described as follows:

BEGINNING on an iron pin in the East margin of Whites Creek Pike, said pin being the Southeast corner of Tract #1 (as shown on the plat completed by Crawford Land Surveyors, P.C., and stamped and signed by William C. Cockrill, Registered Land Surveyor, #1401, dated May 8th, 1996); thence, with the margin of aforementioned road, South 05 deg. 19 min. 25 sec. East 373.10 feet to a point; thence, along a curve to the left having a radius of 9092.02 feet, chord bearing of South 06 deg. 02 min. 19 sec. East and a chord length of 226.92 feet; thence South 85 deg. 38 min. 48 sec. West 715.84 feet; thence, North 03 deg. 01 min. 09 sec. East 638.40 feet; thence, North 88 deg. 50 min. 15 sec. East 689.05 feet to the point of beginning, containing 9.92 acres, more or less.

BEING the same property conveyed to Richard C. Binkley and wife, Margie H. Binkley, by deed from Gary B. Thompson, unmarried, of record in Instrument No. 20040916-0111482, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is unimproved property located on Whites Creek Pike, Whites Creek, TN 37189.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, RICHARD C. BINKLEY and MARGIE H. BINKLEY, have hereunto set their hands on this the 23 day of June, 2005.

Richard C Binkley
RICHARD C. BINKLEY

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, RICHARD C. BINKLEY and wife, MARGIE H. BINKLEY, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 23 day of June, 2005.

Patsy C. Dawson
NOTARY PUBLIC

My Com. exp. 12-6-0

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual transfer or value, whichever is greater, for this transfer is NONE.

Sherrie L. Dunwood
AFFIANT

Sworn to and subscribed before me this the 23 day of June, 2005.

Patsy C. Dawson
NOTARY PUBLIC

My Com. exp. 12-6-0