WARRANTY DEED

NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-10-08 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry W. Woodall	SAME	MAP 71-04 PARCEL 175
(NAME)	(NAME)	
4254 GOURLEY ROAD		
(ADDRESS)	(ADDRESS)	
PEGRAM, TN 37143		
(CITY) (STATE) (ZIP)	(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, **HEIRS AT LAW OF ROBERT H. BINGHAM, DECEASED, being Peggy Bingham and Michael H. Bingham and Tammy Bingham Pulley and Robert H. Eanes,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terry W. Woodall**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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. 349 on the Final Plan of Joywood Heights, Section 11, "A", as of record in Book 1424, page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property quitclaimed to Robert H. Bingham by deed of record in Book 6488, page 371, and originally in Book 4012, page 175, Register's Office for Davidson County, Tennessee; the said Robert H. Bingham having since died intestate on November 27, 2004. There has no probate administration undertaken and no other assets requiring probate. By intestate succession the decedent's heirs at law are his surviving spouse, Peggy Bingham, and his three children, Michael Bingham, Tammy Bingham Pulley and Robert H. Eanes. Therefore, the surviving spouse holds a one-third individual interest and the children hold, equally, an undivided two thirds interest in the subject tract of land. There were no other children born unto the decedent.

This is not the principal residence of the GRANTORS.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is unimproved property, known as 2511 Flamingo Drive, Nashville, TN 37207
(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 hands this 25th day of January, 2006.

Tammy Bingham Pulley

Peggy Bingham

Robert H. Eanes

Michael H. Bingham

Davidson County DEEDWARR
Recvd: 01/26/06 08:10 2 pgs
Fees:13.00 Taxes:111.00

20060126-0009702

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, Peggy Bingham and Michael H. Bingham and Tammy Bingham Pulley and Robert H. Eanes the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this 25th day of January, 2006

Commission expires: 2-10-08

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008