[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
David C. Rosenblum	MORTGAGE AVENUES	Map: 160-4
471 Oakley Drive	9025 KENYON AVE.	Parcel: 31.00
Nashville, TN 37220	DENVER, CO 80237	

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Martin T. Binkley and wife, Ava B. Binkley** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **David C. Rosenblum**, (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 163 on the Map of Brentwood Hall, Section VI, of record in Plat Book 2331, page 20, Register's Office for said County.

Beginning on the southerly margin of Oakley Drive at the corner of Lots 161 and 163; thence with the line between said two lots southwardly 170 feet; thence North 87 deg. 26' West 194.5 feet to the eastwardly margin of Stallworth drive; thence with the northwardly 144.1 feet to the beginning of a curve; thence around said curve, a radius of 25 feet northeastwardly 39.3 feet to the southerly margin of Oakley Drive; thence with same, eastwardly 169.5 feet to the beginning.

Being part of the property conveyed to Martin T. Binkley and wife, Ava B. Binkley, by deed from Nathaniel French Caldwell and wife, Gaynelle W. Caldwell , of record in Book 2925, page 611, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.
2. Plan of record in Book 2331, page 20, Register's Office Davidson County, Tennessee.

This is improved property commonly known as 471 Oakley Drive, Nashville, TN 37220.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 219,000.00

Affiant

Subscribed and sworn to before me this day of April, 2006.

My Commission Expires: 11-14-09

Notary Public

ANGELA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 05/08/06 13:12 2 pgs
Fees:13.00 Taxes:810.30

20060508-0053390

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of April, 2006.

Martin T. Binkley

Martin T. Binkley

Ava B. Binkley

Ava B. Binkley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28 day of April, 2006, before me personally appeared Martin T. Binkley and Ava B. Binkley to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and official seal, at Nashville, Tennessee, this 28 day of April, 2006.

Angela Edwards

Notary Public

My Commission Expires: 11-14-09

ANGELA EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY