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Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215
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BOX 10-A

Davidson County DEEDWARR
Recvd: 05/25/06 11:47 2 pgs
Fees:13.00 Taxes:2960.00
20060525-0061578

State of Tennessee
County of Davidson
The actual consideration or value whichever is greater is $800,000.00.

Subsribed and sworn before me this the 19th day of May, 2006.

Affiant

Notary Public

(Affix Seal)

KATHY SNIDER NOTARY Exp 5/26/06 PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 600233
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Joseph E. Binkley and wife, Lynn J. Binkley
743 Southmeade Parkway
Nashville, TN 37204

Send tax bills to:
Fifth Third Mortgage
336 Main Street
Franklin, TN 37064

Map 132-11 Parcel 1

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Moneta A. Merry and husband William M Merry, Sr.

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Joseph E. Binkley and wife, Lynn J. Binkley

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 2 on the Plan of Resubdivision of Lots 1 & 2 Elysian Fields Section 1 of record in Plat Book 4660, Page 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to William M. Merry and wife, Moneta A. Merry in Deed of record in Book 4961, Page 175; said Register's Office; And also being the same property conveyed to Moneta A. Merry by Quitclaim Deed of record in Book 10031, page 468; said Register's Office.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 743 Southmeade Parkway, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 19th day of May, 2006.

Moneta A. Merry

William M Merry, Sr.

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 Moneta A. Merry and husband William M. Merry, Sr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 05/19/06.

My commission expires:

_____

_____
Notary Public