Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/05/06 10:18 2 pgs
Fees:13.00 Taxes:466.20
20060705-0079908

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $126,000.00

Affiant

Subscribed and sworn to before me, this 26th day of June, 2006.

Notary Public
My commission expires: 02/24/08

WILSON COUNTY, TENN. KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE

06-0606-72350

Address of New Owner:	Send Tax Bills to:	Tax Information
Mary Josephine Binkley 180 Jacksonian Drive Hermitage TN 37076	Professional Mortgage Group 222 Robert Rose Drive Murfreesboro, TN 37129	74-12-7

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Richard Powers, a married man hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Mary Josephine Binkley, a single woman hereinafter called the Grantee, her 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. 843, on the Plan of Section Seven, Hermitage Hills, of record in Book 3300, Pages 62-63, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia M. Thornton by deed from Robert R. Dillingham, Jr. and wife, Brenda Lynn Dillingham, dated 12-22-88, of record in Book 7738, Page 249, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Richard Powers by quitclaim deed from Cynthia M. Thornton aka Cynthia Michelle Powers, dated 5-15-01, of record in Instrument No. 20010518-0051629, Register's Office for Davidson County, Tennessee.

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 180 Jacksonian Drive, Hermitage, TN 37076

Rafalea Chantel Powers, spouse of the Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 26th day of June, 2006.

Richard Powers

Rafalea Chantel Powers

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard Powers and Rafalea Chantel Powers, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 26th day of June, 2006.

Kathleen Tomlinson
Davidson

NOTARY PUBLIC AT LARGE
KATHLEEN A. TOMLINSON
TENN.

My Commission expires 02/24/08