Davidson County DEEDWARR
Recvd: 08/24/06 10:57 3 pgs
Fees:18.00 Taxes:418.10
20060824-0104429

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2060273

Send Tax Bills To:
Margie Binkley
504 Geneva Drive
Goodlettsville, TN 37072

New Owner is:
Margie Binkley
2978 Greer Road
Goodlettsville, TN 37201

MAP: 011-00-0-080.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **James Bryan Lewis, Successor Trustee for the Estate of Alma D. Spivey, and Monica Edwards, Conservator for Oliver Wendall Spivey,** hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto the said **Margie Binkley, married**, hereinafter referred to as Grantees, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: 2978 Greer Road, Goodlettsville, TN 37201

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, located in the Tenth Civil District and more particularly described as follows:

Said property fronts 467.25 feet on the northeast side of Greer Road and runs back along the southeast side 384.01 feet to a point; and 273.78 feet N 26 degrees 55' W to a point and 180.0 feet S 86 degrees 45' W to a point and 262.0 feet S 35 degrees 00' E to a point and 455.6 feet S 87 degrees 25' W to the beginning point on Greer Road, containing 3 acres, more or less.

Being the same property conveyed to Alma Binkley Spivey, a widow, by deed of record in Book 4127, page 820, Register's Office for Davidson County, Tennessee. Alma Binkley Spivey is deceased and this property was conveyed by her will to a testamentary trust for which James Bryan Lewis is Successor Trustee and he executes this pursuant to the order of the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 79391. Monica Edwards is the duly appointed Conservator for Oliver Wendall Spivey pursuant to the orders of the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 90584. She executes this deed as ordered by the Court. This conveyance is made with Court approval by order dated August 11, 2006 under Docket No. 79391 of the Seventh Circuit Court of Davidson County, Tennessee (Probate Division). Property is for investment purposes only.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 21 day of August, 2006.

GRANTORS:

Trustee

James Bryan Lewis, Successor Trustee, Estate of Alma D. Spivey

Monica Edwards, Conservator

Monica Edwards, Conservator for Oliver Wendall Spivey

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **James Bryan Lewis, Successor Trustee, Estate of Alma D. Spivey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument as Trustee for the purposes therein contained.

Witness my hand and seal on this the 21st day of August, 2006.

MELISSA MOSS MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

Melissa Moss Murray
Notary Public

My commission Expires: 5-22-2010

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Monica Edwards, Conservator for Oliver Wendall Spivey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument as Conservator for the purposes therein contained.

Witness my hand and seal on this the 21st day of August, 2006.

Carolyn Sizemore
Notary Public

CAROLYN SIZEMORE NOTARY PUBLIC AT LARGE DICKSON COUNTY, TENN.

My Commission Expires: 8-1808

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $113,000.00

Kimberly Sherrin
Affiant

SWORN TO and subscribed before me this 21st day of August, 2006

M. Lynn Bodden
NOTARY PUBLIC
My commission expires: 10-14-2009

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.