This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

RETURN TO:

ADDRESS NEW OWNER:
Andrew J. Thompson, et al
3802 Auburn Lane
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 01/19/07 12:09 3 pgs
Fees:18.00 Taxes:1091.50
20070119-0007862

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
FIRST FEDERAL BANK
611 E. COLLEGE ST.
DICKSON, TN 37055

MAP **116-12-0**
GROUP
PARCEL **56.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Yildiz Binkley,** a married person, and beneficiary of the Estate of **Nancy S. Pewett,** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Andrew J. Thompson and wife, Angela F. Thompson, and Bradley R. Moss,** hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 2 of Block "F" on the Map of Woodmont Lane Homesite of record in Book 1130, page 13, Register's Office for said County, as follows: Beginning at a pont in the east margin of Auburn Lane, the common corner of Lots Nos. 2 and 3, Blk. F thence with the margin of said Lane southerly 90 feet to a concrete monument set at the beginning of a curve; thence around said curve in a southeasterly direction, 33.7 feet to another concrete monument set in the north margin of Tulane Court; thence with the margin of Tulane Court easterly 99.6 feet to another concrete monument; thence continuing with the margin of said Court, around a slight curve, northeasterly 66.2 feet to a pint, the south corner of Lot No. 1, Blk F; thence with the line between Lots Nos. 1 and 2, northwesterly 97 feet to the common corner of Lots Nos. 1,2 and 3; thence with the line between said Lots 2 and 3, westerly 145.2 feet to the easterly margin of Auburn Lane, the point of beginning.

Being the same property conveyed to William B. Pewett and wife, Nancy S. Pewett by deed from Robert W. Edwards and wife, Clara Mai Edwards dated July 28, 1590, of record in Book 1875, page 235, Register's Office for Davidson County, Tennessee. The said William B. Pewett died in May of 1974. Nancy S. Pewett died on December 9, 2003, testate. Her will was duly probated in the Probate Court for Davidson County, Tennessee under Docket Number 04P-160 and was closed on April 24, 2006. Under the Will, Yildiz Binkley was the devisee of the property. Donald H. Binkley, husband of Yildiz Binkley, joins in this conveyance to convey any marital interest he may have in said property.

This is improved property known as 3802 Auburn Lane, Nashville, Tennessee 37215.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2007., a lien not yet due and payable. Map 116-12-0, Parcel 56.00 . If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2007 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to restrictive covenants contained in an instrument of record in Book 1049, page 546, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

4. Subject to a water contract as forth in an instrument of record in Book 1071, page 420, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

5. Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 1130, page 13, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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,

Grantor does covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind herself, her 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.

WITNESS our hands this the 12th day of January, 2007.

Yildiz Binkley

Donald H. Binkley

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Yildiz Binkley and husband, Donald H. Binkley,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of January, 2007.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 11/23/2008

PATRICIA M. GWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $295,000.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of January, 2007.

Pamela Jo Yates
NOTARY PUBLIC
My Commission Expires: 3-22-08

PAMELA JO YATES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN