WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,500.00

Tax W#. 1

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 21ST DAY OF JANUARY, 2007.

NOTARY PUBLIC

MY COMMISION EXPIRES

(AFFIX SEAL)

T. GARRISON NOTARY PUBLIC STATE OF TENNESSEE EXPIRES MARCH 03, 2010 ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Janeen Tudor	Same	**61-6-108**
4210 Edwards Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jeffrey C. Binkley, individually

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Janeen Tudor, a single woman,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2007 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All matters on the Plan of Record in Plat Book 547, page 78, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

Davidson County DEEDWARR
Recvd: 01/31/07 10:51 3 pgs
Fees:18.00 Taxes:283.05
20070131-0012768

(X) Improved
This ( ) Unimproved property is known as: **4210 Edwards Avenue**
Nashville, TN 37216

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 we do not covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever defend the title to the said land to the 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 21st day of January, 2007.

Jeffrey C Binkley

Jeffrey C. Binkley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jeffrey C. Binkley**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison TN

This 21st day of January, 2007.

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXPIRES MARCH 03, 2010
ROBERTSON COUNTY

Notary Public

My Commission Expires: _____

Exhibit "A"

Land in Davidson County, Tennessee, being the northerly 50 feet of the westerly 200 feet of Lot No. 123 on the Plan of Maplewood Heights Subdivision, as of record in Book 547, page 78, Register's Office for said County.

Said part of lot fronts 50 feet on the easterly side of Edwards Avenue and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Jeffrey C. Binkley, by Warranty Deed from Randall R. Coffee and wife, Belinda Coffee, filed for record 08/28/86 in Book 6962, page 529, Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to JEFFREY C. BINKLEY, INDIVIDUALLY, by QUITCLAIM Deed from PAULA K. BINKL.EY, filed for record 06/27/06 in INSTRUMENT NO. 20060627-0076418, Register's Office for DAVIDSON County, Tennessee.