STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2006.

Notary Public
MY COMMISSION EXPIRES: 5/24/08
File No. G6-2235D

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
James F. Oglesby
(NAME)

304 Emmit Avenue
(STREET ADDRESS

Madison, TN 37115
(CITY) (STATE) (ZIP)

SEND TAX BILLS TO:
James F. Oglesby
(NAME)
304 Emmit Ave
(STREET ADDRESS)
Madison, TN 37115
(CITY) (STATE) (ZIP)

MAP-PARCEL NUMBER
52-5-60

Davidson County DEEDWARR
Recvd: 04/23/07 13:38 2 pgs
Fees:13.00 Taxes:341.88
20070423-0048027

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 HEREBYACKNOWLEDGED, WE, **Robert T. Binkley, and Susan Binkley, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James F. Oglesby and wife, Shirley L. Martinez,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 29 of Block "I" on the revised plan of POWER AND ROTH'S MADISON PARK SUBDIVISION, as shown by plat of record in Plat Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Robert T. Binkley, married, from Joel Keith Mabry and wife, Carol Blair Mabry, by Deed dated July 22, 1996, in Book 10134, Page 841, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 304 Emmit Avenue, Madison, TN 37115.

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 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 forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 30th day of November, 2006.

Robert T. Binkley

Susan Binkley

STATE OF TENNESSEE

COUNTY OF Davidson }



Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Robert T. Binkley, married, and Susan Binkley, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of November, 2006.

My Commission Expires: 10/05/2010

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named , for Robert T. Binkley, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of November, 2006.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066