THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
ONE AMERICAN CENTER, SUITE 550
3100 WEST END AVENUE
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 05/01/07 15:16 2 pgs
Fees:13.00 Taxes:2312.50
20070501-0052017

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Tax Map: 104-14H/47CO

The actual consideration or value, whichever is greater, for this transfer is $625,000.00.

Kathryn A. Greene
Affiant

Subscribed and sworn to before me this the 30th day of April, 2007.

My Commission Expires: 1/24/09

Notary Public

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:

Kathryn A. Greene, unmarried
(Name)
422 Prestwick Court
(Street Address)
Nashville, TN 37205

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **The Estate of Pearl N. Binkley, Deceased**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Kathryn A. Greene, unmarried,** her heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 18, on the Plan of Whitworth, Phase 3, Section 2, as shown on plat of record in Plat Book 7900, page 969 amended in Book 9582, page 838 and corrected in Book 10270, page 34, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Pearl W. Binkley by Deed of record in Book 10304, Page 259 as re-recorded in Book 10314, page 342 recorded 12/30/1996, Register's Office for Davidson County, Tennessee. Pearl W. Binkley having since died on February 20, 2007.

Pearl N. Binkley and Pearl W. Binkley is one and the same person.

This is improved property known as 422 Prestwick Court, Nashville, TN 37205.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her heirs and/or assigns forever; and "Grantor" does

covenant with the said "Grantee" that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and "Grantor" does further covenant and bind itself, its successors and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," her heirs and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused its name to be affixed hereto on this 30th day of April, 2007.

The Estate of Pearl N. Binkley, Deceased

By: William H. Lassiter, Jr. Exec.
William H. Lassiter, Jr., Executor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **William H. Lassiter, Jr., Executor of the Estate of Pearl N. Binkley,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 30th day of April, 2007.

Notary Public

My Commission Expires: 1/24/09

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN