Davidson County DEEDWARR
Recvd: 05/15/07 09:03 3 pgs
Fees:18.00 Taxes:370.00
20070515-0057851

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jeff C. Binkley 307 Roscoe Street Goodlettsville, TN 37072	Same as New Owner	Map 26-05 Parcel 63

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JOHN H. BINKLEY and JULIE BINKLEY DORRIS, CO-EXECUTOR/EXECUTRIX, and JOHN H. BINKLEY, JULIE BINKLEY DORRIS, JUDY BINKLEY HOLLON, and JEFF C. BINKLEY, the Personal Representatives and the only heirs at law of and the only beneficiaries of the Estate of Betty C. Binkley, under her Last Will and Testament dated September 3, 1997, filed for probate on January 29, 2007, in Seventh Circuit Court for Davidson County, Tennessee, Docket No. 07P184, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JEFF C. BINKLEY, a single man, hereinafter referred to as the "GRANTEE", his 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. 5 and the easterly ½ of Lot No. 4 on Block "C" of the Roscoe Subdivision as of record in Book 843, page 72, Register's Office for Davidson County, Tennessee.

Said parcel fronts 59 feet on the south side of Roscoe Street and runs south 200 feet on the westerly side, then runs southeast 215 feet on the easterly side and shows 135 feet on the south line.

BEING the same property conveyed to Betty C. Binkley, a widow, by deed from Frank L. Travis and wife, Nancy J. Travis, of record in Book 7769, page 483, Register's Office for Davidson County, Tennessee. The said Betty C. Binkley died, testate, on January 16, 2007, at which time the property became vested in JOHN H. BINKLEY and JULIE BINKLEY DORRIS, the only heirs at law of and the only beneficiaries of the Estate of Betty C. Binkley, under her Last Will and Testament dated September 3, 1997, filed for probate on January 29, 2007, in Seventh Circuit Court for Davidson County, Tennessee, Docket No. 07P184.

The mailing address for the said property is 307 Roscoe Street, Goodlettsville, TN 37072.

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

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, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2007, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 843, page 72, said Register's Office.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

JOHN H. BINKLEY, individually and
Co-Executor of the Estate of
Betty C. Binkley

JULIE BINKLEY DORRIS, individually and
Co-Executrix of the Estate of
Betty C. Binkley

JUDY BINKLEY HOLLON, individually

JEFF C. BINKLEY, individually

"GRANTEE"

JEFF C. BINKLEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN H. BINKLEY, JULIE BINKLEY DORRIS, JUDY BINKLEY HOLLON, and JEFF C. BINKLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 14th day of May, 2007.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN H. BINKLEY and JULIE BINKLEY DORRIS, Co-Executor/Executrix of the Estate of Betty C. Binkley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 14th day of May, 2007.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Sworn to and subscribed before me this the 14th day of May, 2007.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE