2013

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/07 12:18 3 pgs
Fees:18.00 Taxes:962.00

20070605-0066967

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June 2007

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 121, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GHENWA ELTITI	SAME	MAP 81-02
(NAME)	(NAME)	
2928 Harbor Lights		PARCEL 177 & 87
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, CHARLES BINKLEY, MARRIED

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

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:

TRACT I:
LAND in Davidson County, Tennessee, being part of Tract 9 on the Map of the G.W. Ankenbauer Estates, as divided in the Chancery Court under Rule 65611 and described according to a survey thereof made August 16, 1961, by Wm. Collier Parrish Associates, Civil Engineers, as follows:

BEGINNING at an iron stake in the southwesterly margin of Clarksville Highway, being U.S. 41 W, said stake being 350 feet northwesterly from the westerly margin of 28th Avenue North; thence South 34 deg. 10' West 200 feet to an iron stake; thence North 55 deg. 50' West 150 feet to a point; thence North 34 deg. 10' East 200 feet to a point in the margin of said Clarksville Highway; thence with the margin of the same, South 55 deg. 50' East 150 feet to an iron stake at the point of beginning.

Included in the above but Excluded therefrom is that portion thereof described in the deed from Reese L. Smith, Jr., and Karl E. Haury to James A. Lewis, et al of record in Book 5040, page 486, said Register's Office.

Also included in the above but Excluded therefrom is that portion, thereof condemned by The Metropolitan Government of Nashville and Davidson County,

CONTINUED

unimproved (X)
This is improved ( ) property, known as 2823 & 2829 Clarksville Pike, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 4th day of June, 2007

CHARLES BINKLEY

LEGAL DESCRIPTION CONTINUATION

Tennessee for the widening of Clarksville Highway as described in the Order of record in Book 5015, page 668, said Register's Office.

TRACT II:
LAND in Davidson County, Tennessee, being part of Tract 9 on the Map of G.W. Ankenbauer Estate as divided in Chancery Court under Rule No. 65-611 and described by a survey made by George Anton, Engineer, dated March 15, 1978 as follows:

BEGINNING at an iron pin located in the western margin of Clarksville Highway and also being located 500 feet north of the western right-of-way margin of 28th Avenue North; thence leaving said right-of-way South 34° 10′ West, 176.5 feet to an iron pin; thence North 55° 50′ West, 250.57 feet to an iron pin; thence North 34° 10′ East, 188.5 feet to the western right-of-way margin of Clarksville Highway; thence with said right-of-way South 55° 50′ East, 225.57 feet to an iron pin; thence South34° 10′ West, 12 feet to an iron pin; thence South 55° 50′ East, 25 feet to the point of beginning, said tract containing 1.077 acres more or less.

Included in this conveyance is an easement to the present and future of the thirteen (13) acre Tract West of this property; Grantors reserve the right to construct the sewer line across the rear of said property and must have a permanent easement dedicated for same as required by Metropolitan Davidson County, at any time desired.

BEING the same property conveyed to Charles Binkley, by Warranty Deed dated March 22, 2007, from Eatherly Family Holdings, of record at Instrument No. 20070328-0037100 and also by Warranty Deed of record in Book 10172, Page 682, Register's Office for Davidson County, Tennessee.

Property descriptions same as in previous deeds.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301 or other similar statute.

This conveyance is subject to the rights, if any, of National Advertising d/b/a Viacom Outdoor and d/b/a CBS Outdoor under an unexecuted billboard lease dated 12/6/06, for which Grantor has accepted and shall retain rentals through 12/6/07.

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 CHARLES BINKLEY, MARRIED

the bargainor _____, 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 at Goodlettsville, Tennessee, this 4th day of June 2007.

Commission expires 9/22/07

DANIEL E. WISCHMOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public