203

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/31/07 11:35 3 pgs
Fees:18.00 Taxes:203.50

20070731-0090686

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July 2007

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
DANIEL WISDOM
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rory Parker	SAME AS NEW OWNER	MAP 125
(NAME)	(NAME)	
4269 Martins Chapel		PARCEL 290
(ADDRESS)	(ADDRESS)	
Springfield, TN 37172		
(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, Hollis Everett Binkley and wife, Gracie Lee Binkley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rory Parker and wife, Angie Parker

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 the 14th Civil District of Davidson County, Tennessee, being Tract Five on an unrecorded survey of the Division of a Portion of the Hollis E. Binkley and wife, Grace Lee Binkley Property, by Gregory Underwood, Surveyor, 9086 Harding Road, Franklin, Tennessee 37064, License No. 1299, dated March 19, 1992, and being more particularly described as follows:

Beginning at an iron rod (old) at the northwest corner of Hollis Binkley's (Book 6331, page 461, R.O.D.C.) 60.26 acre tract of which this described tract is a portion of, said iron rod being in the southeasterly right of way of Union Hill Road: thence with said right of way N 47 deg. 41 min. 59 sec. E. 150.00 feet to an iron road (new), the TRUE POINT OF BEGINNING of this described tract; thence with the southeasterly right of way of Union Hill Road North 47 deg. 41 min. 59 sec. East 137.54 feet to an iron rod (new); thence leaving said right of way South 26 deg. 01 min. 47 sec. East 1,338.80 feet to an iron rod (new); thence South 20 deg. 19 min. 00 sec. West 202.20 feet to an iron rod (new); thence North 81 deg. 52 min. 36 sec. West 49.10 feet to an iron rod (new); thence North 23 deg. 48 min. 14 sec. West 1,413.35 feet to the true point of beginning.

Being a portion of the same property conveyed to Hollis Everett Binkley and wife, Gracie Lee Binkley by deed from Nell R. Binkley, unmarried, of record in

CONTINUED

unimproved (X)
This is improved ( ) property, known as Tract 5 Union Hill Road, Joelton, TN 37080
(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 our hand s this 26th day of July, 2007

Hollis Everett Binkley

Hollis Everett Binkley

Grace Lee Binkley

Gracie Lee Binkley

LEGAL DESCRIPTION CONTINUATION

Book 6331, page 461, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed of record in Book 8676, page 839, Register's Office for Davidson County, Tennessee. And further being the same property conveyed to Hollis Everett Binkley and wife, Gracie Lee Binkley by Quitclaim Deed dated May 11, 2006, from Hollis Everett Binkley and wife, Gracie Lee Binkley, of record by Instrument No. 20060516-0057350 in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as: Union Hill Road, Joelton, TN 37080

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record; and is subject to Greenbelt and/or Roll Back Taxes, which if the land is converted to a use other than those stipulated in the provisions of TCA 57-654-57-656, GRANTORS herein agree to pay.

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 Hollis Everett Binkley and wife, Gracie Lee Binkley

the bargainor s, 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 and official seal at Goodlettsville, Tennessee, this 26th day of July, 2007.

Commission expires 9/22/07

DANIEL WISCHHOF 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