Davidson County DEEDWARR
Recvd: 01/03/08 10:14 2 pgs
Fees:13.00 Taxes:460.84

20080103-0000548

Please Re
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,550.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF December, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

P-07-2906

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis Paul Binkley	Regions Bank (NAME)	
2906 Lyncrest Drive (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	096-014-0-126.00
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we SARAH LEAKE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TRAVIS PAUL BINKLEY, AN UNMARRIED MAN, AND PAUL EMERSON BINKLEY, JR. AND KATHY DENISE BINKLEY, HUSBAND AND WIFE AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, , hereinafter called the Grantees, their heirs and assigns, that 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. 782, on the Plan of Cloverhill, Section No. IX, of record in Book 2331, Page 44, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Robert Leake and wife, Sarah Doris Leake by deed from Mark D. Miller and wife, Lisa M. Miller, dated March 15, 1996, recorded March 19, 1996, of record in Book 9983, Page 617, Register's Office for Davidson County, Tennessee. The said James Robert Leake having since died.

Paul Emerson Binkley, Jr. and Kathy Denise Binkley are Co-Conservators for Travis Paul Binkley pursuant to Order Appointing Co-Conservators and Standby Conservator of the Person in the Seventh Circuit Court of Davidson County, Tennessee Probate Division Docket No. 06P1206.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2906 Lyncrest Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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Mt. Juliet, TN 37122

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 uner cumbered, 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/our hand(s) this 19th day of December, 2007.

Sarah Leake

Sarah Leake

STATE OF TENNESSEE

COUNTY OF ~~Davidson~~ Williamson

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

Witness my hand and official seal, this the 18th day of December, 2007.

Connie Hooper

Notary Public

My Commission Expires: 2-24-09

(SEAL)

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800