RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45596

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/23/08 16:18 2 pg:
Fees:13.00 Taxes:283.05

20080123-0007263

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of January, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hendrik W. van der Gaag	Branch Banking and Trust Company	95-8-37
121 Pemberton Place	223 West Nash Street	
Hopkinsville, KY 42240	Wilson, NC 27893	

FOR AND IN 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, I/WE,

Joyce Ann Binkley Ingle Pikus nka Joyce Ann Lagan and Demetrius Binkley

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

Hendrik W. van der Gaag, married

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 Davidson County, Tennessee, being Lot No. 146 on the Map of Eva Mor Heights, Section 2, of record in Book 1835, Page 30, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 135 feet on the southwesterly side of Tamworth Drive as measured around a slight curve and runs back between lines 143.1 feet on the southerly line and 115.9 feet on the northwesterly line to a dead line measuring 55 feet thereon.

BEING the same property conveyed to David Carmack Binkley and Joyce Ann Binkley Ingle Pikus, tenants in common, by Quitclaim Deed from David E. Phillips, Trustee, of record in Book 9045, Page 566; and by Warranty Deed from Charles B. Dow and wife, Dorothy Davis Dow, of record in Book 4632, Page 393, Register's Office for Davidson County, Tennessee.

The said David Carmack Binkley has since died leaving Joyce Ann Binkley Ingle Pikus nka Joyce Ann Lagan as surviving tenant in common. Demetrius Binkley is the daughter and sole heir of David Carmack Binkley as evidenced by Affidavit of Heirship of record in Instrument No.: 20080123-0007262 in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 304 Tamworth Drive, Nashville, TN 37214

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/our hand(s) this 18th day of January, 2008

Joyce Ann Binkley Ingle Pikus
nka Joyce Ann Lagan

Demetrius Binkley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Joyce Ann Binkley Ingle Pikus nka Joyce Ann Lagan and Demetrius Binkley, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of January, 2008

Notary Public

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010