Davidson County DEEDWARR
Recvd: 03/31/08 13:52 2 pg
Fees:13.00 Taxes:462.50

20080331-0032023

Prepared by: & Return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed and sworn to before me, this 17th day of March, 2008.

Notary Public
My commission expires: 5/22/10

BRANDON PELIZZARI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

05-0803-64078

Address of New Owner:	Send Tax Bills to:	Tax Information
Clara Jacqueline Peters	New owner	083-02-0043.00
1413 Greenwood Avenue	18 Castlewood Ct.	
Nashville TN 37206	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jean H. Binkley, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Clara Jacqueline Peters, hereinafter called the Grantees, their successors 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 the easterly 46 feet of Lot No. 2 and the westerly 6 feet of Lot No. 3, on the Plan of H. M. Doaks Subdivision, of record in Book 332, Page 22, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said parts of Lot Nos. 2 and 3 front together 52 feet on the north side of Greenwood Avenue and run back between parallel lines 200 feet to an alley.

Being the same property conveyed to Ernest B. Binkley and wife, Jean H. Binkley by deed from W. C. Gifford and wife, Sue D. Gifford, dated June 2, 1982, recorded June 3, 1982, of record in Book 5893, Page 741, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jennifer Gayle Binkley and Teresa Darlene Harris Gambill subject to a life estate reserved in Ernest B. Binkley and wife Jean H. Binkley by Quitclaim Deed from Ernest B. Binkley and wife, Jean H. Binkley, dated February 2, 1993, recorded February 2, 1993, of record in Book 8854, Page 800, Register's Office for Davidson County, Tennessee. The said Ernest B. Binkley having since died August 9, 1998. By Quitclaim Deed of record in Instrument No. 20011213-0137741 Jennifer Gayle Denton, formerly known as Jennifer Gayle Binkley, and Teresa Darlene Harris Gambill Leonard, formerly known as Teresa Darlene Harris Gambill conveyed their interest in subject property to Jean H. Binkley, dated December 13, 2001, recorded December 13, 2001, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1413 Greenwood Avenue, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 17th day of March, 2008.

Jean H. Binkley

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jean H. Binkley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 17th day of March, 2008.

State of Tennessee at Large

My Commission expires 5/22/10

