Davidson County DEEDWARR
Recvd: 05/12/08 13:24 3 pgs
Fees:18.00 Taxes:296.00
20080512-0048774

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jeff C. Binkley 220 Brookhollow Dr Old Hickory, TN. 37138	Bank of America P. O. Box 45140 Jacksonville, FL 32232-5140	Map 26-05 Parcel 75

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, TOMMY O. HAMILTON and RUBY E. COLEMAN a/k/a EVELYN HAMILTON COLEMAN, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JEFF C. BINKLEY, a single man, hereinafter referred to as the "GRANTEE", his 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 Lots Nos. 14 and 15 of Block "C" on the Plan of the Third Addition to Roscoe Place, Goodlettsville, Tennessee, as of record in Book 843, page 74, Register's Office for said County.
>
> Said Lot Nos. 14 and 15 front together 100 feet on the Northerly side of Hollywood Street and run back between parallel lines, with the Easterly margin of Hudson Street, 200 feet to a dead line.
>
> BEING the same property conveyed to Tommy O. Hamilton, individually and Ruby E. Coleman a/k/a Evelyn Hamilton Coleman, individually, by Executor's Quitclaim Deed from Tommy O. Hamilton, Executor, of record in Instrument No. 20080317-0026916, Register's Office for Davidson County, Tennessee.
>
> The mailing address for the said property is 302 Hollywood Street, Goodlettsville, TN 37072.
>
> The property description, as contained herein, is the same as that contained in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2008, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Any and all matters as they may appear on the plan of record in Book 843, page 74, said Register's Office.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

TOMMY O. HAMILTON executes this Warranty Deed as Attorney-in-Fact for RUBY E. COLEMAN a/k/a EVELYN HAMILTON COLEMAN, under a Power of Attorney recorded in Instrument No. 20080512-0048773, Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Tommy O. Hamilton
TOMMY O. HAMILTON

Ruby E. Coleman
By Tommy O. Hamilton
RUBY E. COLEMAN
a/k/a EVELYN HAMILTON COLEMAN
By: TOMMY O. HAMILTON, Attorney In Fact

"GRANTEE"

JEFF C. BINKLEY, a single man

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TOMMY O. HAMILTON and JEFF C. BINKLEY, 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, at office, this the 9th day of May, 2008.

Patsy C. Davison
NOTARY PUBLIC

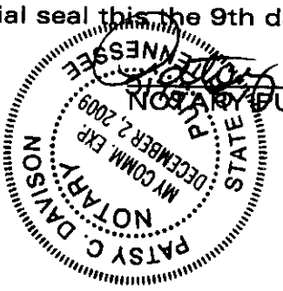
PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 9th day of May, 2008, before me, personally appeared TOMMY O. HAMILTON to me known to be the person who executed the foregoing instrument on behalf of RUBY E. COLEMAN a/k/a EVELYN HAMILTON COLEMAN, and acknowledged that he executed the same as the free act and deed of the said RUBY E. COLEMAN a/k/a EVELYN HAMILTON COLEMAN.

WITNESS my hand and official seal this the 9th day of May, 2008.

NOTARY PUBLIC



STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

Sworn to and subscribed before me, this the 9th day of May, 2008.

NOTARY PUBLIC

