WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/08 10:02 2 pgs
Fees:13.00 Taxes:641.25
20080804-0079773

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 173,310.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2008

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Elton R. Binkley	WR Starkey Mortgage, L.L.P.	Parcel ID:
917 Havenhill Drive	5055 W. Park Blvd., Suite 300	10616000500
Nashville, TN 37217	Plano, TX 75093	

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, we

John Ranne Buck and Crystelle Elaine Brown, both unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Elton R. Binkley, a single man

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:

BEING Lot No. 56, on the Plan of Hil-N-Dales Acres, of record in Plat Book 2900, Pages 33 and 34, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to John Ranne Buck and Crystelle Elaine Brown by deed from Virginia Clemons, of record in Instrument 20070209-0017068, dated February 7, 2007, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2959, Page 213, Register's Office for said County.

This conveyance is made subject to: (1) 2008 taxes, which have been prorat and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Pages 3 nd 34, said Register's Office.

Power of Attorney of record in Instrument 20080804-0079772, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 917 Havenhill Drive, Nashville, TN 37217

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 hands this 31st day of July, 2008

John Ranne Buck by Ath infact
John Ranne Buck

Crystelle Elaine Brown

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 Crystelle Elaine Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2008.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, Crystelle Elaine Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of John Ranne Buck as his/her/their Attorney in Fact as the free act and deed of the within named John Ranne Buck.

Witness my hand and official seal at Nashville, Tennessee the 31st day of July, 2008.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.