Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $163,289.00

Edmond Strickling
Affiant

Subscribed and sworn to before me, this 11th day of December, 2008.

Notary Public
My commission expires: 1-17-2012

A. TOMLINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY Expires January 17, 2012

Davidson County DEEDWARR
Recvd: 12/18/08 09:58 2 pgs
Fees:13.00 Taxes:604.17
20081218-0121055

06-0811-73286

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information
Edmond D. Strickling	Guaranty Trust Company	75-04-073.00
4513 Baton Rouge Drive	P. O. Box 1218	
Hermitage TN 37076	Murfreesboro, TN 37133-1218	

[redacted]

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, Fred T. Binkley and wife, Bettie Jean Binkley, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Edmond D. Strickling, unmarried, 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 Lot No. 306, on the Plan of Tulip Grove, Section V, of record in Book 4175, Page 71, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Fred T. Binkley and wife, Bettie Jean Binkley by deed from Leon T. Campbell and wife, Reba F. Campbell, dated November 19, 1990, recorded November 20, 1990, of record in Book 8240, Page 983, Register's Office for Davidson County, Tennessee.

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 4513 Baton Rouge Drive, Hermitage, TN 37076

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 10th day of December, 2008.

Fred T. Binkley

Bettie Jean Binkley

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand in Mt. Juliet, TN, this 11th day of December, 2008.

Notary Public



My Commission expires : 01/17/12