Davidson County DEEDWARR
Recvd: 03/02/09 12:41 2 pgs
Fees:13.00 Taxes:628.63
20090302-0018105

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Hazel Warren
1305 General George Patton Road
Nashville, TN 37221

SEND TAX BILL: Mortgagee

MORTGAGEE:

First State Bank, A TN CORP
480 Oil Well Rd, 2nd floor
Jackson, TN 38305

MAP AND PARCEL:
142-09-0E-09100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **John L. Bingham, Trustee of the John L. Bingham Living Trust dated August 7, 1992, as amended on February 1, 2006, and John L. Bingham, an unmarried man, individually** ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Hazel Warren**, a single woman ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 1305, together with the Carport Designated No. 1305-C, in River Plantation, Section Seven, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Seven, Condominium Apartments, recorded in Plat Book 5200, pages 705 and 706, Register's Office for Davidson County, Tennessee, and described in a Master Deed of record in Book 6226, page 9, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made.
>
> Being the same property conveyed to JOHN L. BINGHAM, TRUSTEE AND JOHN L. BINGHAM, INDIVIDUALLY, by deed of record in Book 9375, page 376, dated June 9, 1994, said Register's Office.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 1305 General George Patton Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further

covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 27th day of Feb, 2009.

John L. Bingham Trustee

John L. Bingham, Trustee of the John L. Bingham Living Trust dated August 7, 1992, as amended on February 1, 2006

John L. Bingham

John L. Bingham, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared **John L. Bingham, Trustee of the John L. Bingham Living Trust dated August 7, 1992, as amended on February 1, 2006,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein. Witness my hand and official seal this 27th day of Feb, 2009.

Notary Public

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

My Commission Expires: 9-25-2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared **John L. Bingham, Individually,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein. Witness my hand and official seal this 27th day of Feb, 2009.

Notary Public

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

My Commission Expires: 9-25-2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $169,900.00.

Nancy Enoch

AFFIANT

Subscribed and sworn to before me this 27 day of February, 2009.

Priscilla C. Urbanek

NOTARY PUBLIC

My Commission Expires: May 8, 2012

PRISCILLA C. URBANEK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN