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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,500.00

Mary L Martin
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26th DAY OF May, 2009.

Pam McBroom
NOTARY PUBLIC

My Commission expires: 5/22/2010

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 09040040

Randy H. Binkley, etal

Address of New Owner	Send Tax Bills To:	Tax Information:
Melanie Smith 55 Jay St. Nashville, TN 37210	Mortgage Investors Group 8320 E Walker Springs Lane #200 Knoxville, TN 37923	119-06-0-220

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, **Randy H. Binkley, James W. Binkley Jr., Vicky J. Hall, Cynthia Lane and Penny Vanasse, being all the Heirs of Shirley Louise Binkley,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do transfer and convey unto **Melanie Smith, Married,** hereinafter called the **Grantee**, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Sterling Heights, Section Three, of record in Plat Book 1424, page 113, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 107 fronts 63 feet on the southerly side of Jay Street and runs back between lines 194.3 feet on the east line and 194.18 feet on the west line to a dead line in the rear on which it measures 63 feet.

Being the same property conveyed to JAMES W. BINKLEY AND WIFE, SHIRLEY L. BINKLEY, by deed from SHIRLEY E. WALLER AND HUSBAND, JAMES WALLER, of record in Book 10930, page 255, dated May 1, 1998, said Register's Office. Also being the same property title to which vested in Shirley L. Binkley, upon the death of her husband, James W. Binkley (DOD 01/21/1999), by reason of their tenancy by the entirety. The said Shirley L. Binkley having expired November 7, 2007, intestate (7th Circuit Court for Davidson County, Tennessee, Probate Division, File No: 08P-409), is survived by her five (5) children, Randy H. Binkley, James W. Binkley, Jr., Vicky J. Hall, Cynthia Lane and Penny Vanasse, being all the Heirs of Shirley Louise Binkley, no other children having been born of Shirley L. Binkley and none having predeceased her. See affidavit of heirship of record as Instrument No: * _____, Register's Office for Davidson County, Tennessee. James W. Binkley Jr., and James Binkley, Jr. are one and the same person. Randy H. Binkley and Randy Binkley are one and the same person.

*20090601-0049905

This is improved property generally located:
55 Jay St., Nashville, TN 37210

BILL GARRETT, Davidson County
Trans:T20090035750 DEEDWARR
Recvd: 06/01/09 10:23 3 pgs
Fees:18.00 Taxes:320.05
20090601-0049907

SUBJECT TO THE FOLLOWING:

1. 2009 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.

2. Matters shown on the Plan of record in Plat Book 1424, page 103, and Plat Book 1424, page 113, said Register's Office.

3. Easement(s) as set out in the Restrictive Covenants of record in Book 1728, page 541, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4164, page 944, said Register's Office.

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, her heirs and assigns, forever. We do covenant with said Grantee that We am/are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, her 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.

IN WITNESS WHEREOF, **Randy H. Binkley, James W. Binkley, Vicky J. Hall, Cynthia Lane and Penny Vanasse, being all the Heirs of Shirley Louise Binkley,** have caused this instrument to be executed, this the 26 day of May, 2009.

Randy H. Binkley

James W. Binkley, Jr.
By: Randy H. Binkley, Atty-in-fact

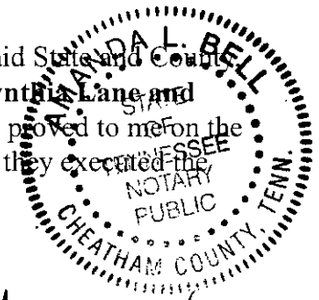
Vicky J. Hall

Cynthia Lane

Penny Vanasse

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Randy H. Binkley, Vicky J. Hall, Cynthia Lane and Penny Vanasse,** 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.



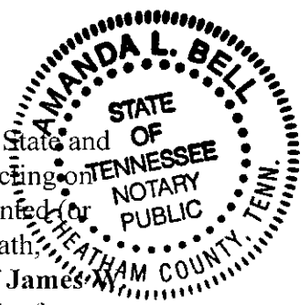
This the 26 day of May, 2009.

My commission Expires: July 29 2009

Amanda L Bell
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF ~~Tennesse~~ Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Randy H. Binkley**, Attorney-in-fact, acting on behalf of **James W. Binkley, Jr.**, 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 in behalf of **James W. Binkley, Jr.**, and who acknowledged that she executed the same as the free act and deed of **James W. Binkley, Jr.**



SWORN to and subscribed before me
This the 26 day of May, 2009.

My commission Expires: July 29 2009

Amanda L Bell
NOTARY PUBLIC