WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090052906 DEEDWARR
Recvd: 08/04/09 15:46 2 pgs
Fees:13.00 Taxes:131.35

20090804-0073126

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 12-21-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL BEDWELL	SAME	MAP 52-5 PAR 181
(NAME)	(NAME)	
329 Harrington Ave.		
(ADDRESS)	(ADDRESS)	
Madison, TN	37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **RAY KENNETH BINNION REVOCABLE TRUST**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL BEDWELL, and wife, KATHLENE BEDWELL**, 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:

Land in Davidson County, Tennessee, being the northerly 55.5 feet of the southerly one half of Lot No. 4, Block "K", Revised Plan of Power and Roth, Madison Park Subdivision, of record in Book 843, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 55.5 feet on the southwesterly side of Idlewild Drive, shown as unnamed street on said plan and runs back between parallel lines 154 feet, more or less, on the northerly line and 204 feet, more or less, on the southerly line to a dead line in the rear on which it measures 78 feet, more or less.

Being the same property conveyed to Ray Kenneth Binnion Revocable Trust by deed of record in Instrument No. 20000426-0041327, Register's Office for Davidson County, Tennessee.

This instrument was prepared based upon information furnished by the parties and without the benefit of a title search or title insurance.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 812 IDLEWILD DRIVE, MADISON, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 31st day of July, 2009.

RAY KENNETH BINNION REVOCABLE TRUST

By: Ray Kenneth Binnion

RAY KENNETH BINNION, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, RAY KENNETH BINNION, TRUSTEE OF THE RAY KENNETH BINNION REVOCABLE TRUST the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that my executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 7/31/2009.

Commission expires: 12-21-2011

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.