BILL GARRETT, Davidson County
Trans:T20090067368 DEEDWARR
Recvd: 10/02/09 15:57 2 pgs
Fees:13.00 Taxes:1480.00
20091002-0091958

PICK-UP

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $400,000.00. Affiant Subscribed and sworn to before me, this 2nd day of October, 2009. Notary Public My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 22, 2010

Address New Owner As Follows: Robert W. Abernathy 112 Lakeside Drive Goodlettsville, TN 37072	Send Tax Bills To: SAME	Map-Parcel Number: 011150A 00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES E. BINKLEY AND WIFE, DOROTHY M. BINKLEY**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ROBERT W. ABERNATHY AND WIFE, KATHERINE D. ABERNATHY**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Building Site 1 on the Plan of Lakewood Farms of record in Book 4860, page 102, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Lakewood Farm, a horizontal property regime established by Master Deed of record in Book 5031, page 812, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles E. Binkley and wife, Dorothy M. Binkley by deed from Pinnacle National Bank of record as Instrument No. 20090824-0079391, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2009 taxes, a lien, due and payable, but not yet delinquent.

2. Matters shown on the Plan of record in 4860, page 102, Register's Office for Davidson County, Tennessee.

3. Master Deed of record in Book 5031, page 812, Register's Office for said County.

4. Easement for encroachment of garage onto the common elements of Lakewood Farms of record at Book 9574, page 591, Register's Office for Davidson County, Tennessee.

5. Deed of Easement for subsurface sewage disposal system of record at Instrument No. 20080421-0040579, Register's Office for Davidson County, Tennessee.

This is improved property known as: **112 Lakeside Drive, Goodlettsville, TN 37072.**

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 2nd day of October, 2009.

CHARLES E. BINKLEY

DOROTHY M. BINKLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES E. BINKLEY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of October, 2009

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 2010

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DOROTHY M. BINKLEY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of October, 2009

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 2010

Notary Public

My Commission Expires: _____

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