THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20090071158 DEEDWARR
Recvd: 10/20/09 08:29 2 pgs
Fees:13.00 Taxes:259.00
20091020-0096727

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No
BRADFORD CARL PARNELL 411 Thomas Jefferson Cir Madison, TN 37115	Guaranty Trust Co. P. O. Box 1218 Murfreesboro, TN 37133	34-5-A-12 CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOYCE EVELYN BINKLEY, Heir-at-law of Johnny G. Binkley, Jr.**, has this day bargained and sold, and does hereby transfer and convey unto the said **BRADFORD CARL PARNELL, unmarried,** the Grantee herein, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 12 on the Plan of Monticello Manor, of record in Book 6250, page 551, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Johnny G. Binkley, Jr., unmarried, by deed from Lora H. Hunter, unmarried, of record in Book 10873, page 750, Register's Office for Davidson County, Tennessee. The said Johnny B. Binkley, Jr. having since died intestate on May 28, 2009, pursuant to Docket No. 09P-949, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, leaving Joyce Evelyn Binkley as his sole heir-at-law.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $70,000.00

Subscribed and sworn to before me, this 16 day of October, 2009.

Bradford Carl Parnell
Affiant

My Commission Expires: 02/26/2013

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This is improved property located at 411 Thomas Jefferson Circle, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 16 day of October, 2009.

Joyce Evelyn Binkley

JOYCE EVELYN BINKLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, **JOYCE EVELYN BINKLEY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 16 day of October, 2009.

RUSSELL E. FREE
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 02/26/2013