39-B

BILL GARRETT, Davidson County
Trans:T20090078525 DEEDWARR
Recvd: 11/18/09 13:52 2 pgs
Fees:13.00 Taxes:455.10
20091118-0106229

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF November, 2009.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: 5-8-2012 (AFFIX SEAL)

LEE IRONS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Annie P. Langley 828 Rose Park Drive Nashville, TN 37206	Franklin American Mtg. 501 Corporate Centre Dr.; Ste. 400 Franklin, TN 37067	Map 84.01 Parcel 89

For and in 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, we,

Larry W. Binkley and wife, Sherry F. Binkley

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Annie P. Langley

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:

Being Lot No. 67 on the Plan of Rose Estates, Section I, of record in Plat Book 3600, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Larry Wayne Binkley, married by deed from Betty A. Brumfield, unmarried dated May 30, 1995 of record in Book 9687, Page 929, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2010 taxes and subsequent years.
2) All matters affecting said premises as contained in Plat Book 3600, Page 37, Register's Office for Davidson County, Tennessee.
3) Restrictive Covenants contained in Book 3676, Page 361 and Amend in Book 3707, page 356, Register's Office for Davidson County, Tennessee
4) Any and all other restrictions, conditions, and easements of record.

This is improvedproperty known as: **828 Rose Park Drive, Nashville, TN 37206**
(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 our hand(s) this 11 day of November, 2009.

Larry Wayne Binkley

Larry Wayne Binkley

Sherry F. Binkley

Sherry F. Binkley

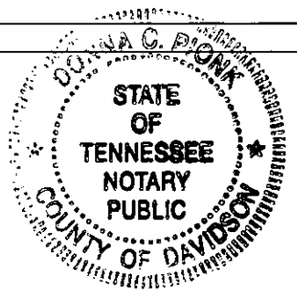
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Larry W. Binkley and Sherry F. Binkley, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of November, 2009.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 1-9-2012



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076