WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Jerry N. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2010.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Deanie L. Gregory THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerry N. Smith	Jerry N. Smith	05205018100
(NAME)	(NAME)	
245 Hillcrest Drive	245 Hillcrest Drive	
(ADDRESS)	(ADDRESS)	
Madison, Tn 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20100028567 DEEDWARR
Recvd: 05/12/10 11:09 2 pgs
Fees:13.00 Taxes:92.50
20100512-0036529

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, WE, Ray Kenneth Binnion Revocable Trust, Mary Alice Binnion and Donna Binnion Smith as Co-Trustees, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry N. Smith and Bobby J. Smith, a one-half undivided interest each as tenants in common, 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 in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 55.5 feet on the southwesterly side of Idlewild Drive, shown as an 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 in Lieu of Foreclosure executed by Michael Bedwell and wife, Kathlene Bedwell which deed is of record as Instrument No. 20100304-0016785 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010 AND FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC. IF ANY, AS MAY BE SET FORTH ON THE REVISED PLAN OF POWER AND ROTH, MADISON PARK SUBDIVISION, BLOCK "K" OF RECORD IN BOOK 843, PAGE 7, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

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 our hands this 7th day of May, 2010.

Ray Kenneth Binnion Revocable Trust

By Mary Alice Binnion co-trustee
Mary Alice Binnion, Co-Trustee

Ray Kenneth Binnion Revocbale Trust

By Donna Binnion Smith Co-Trustee
Donna Binnion Smith, Co-Trustee

STATE OF TENNESSEE

COUNTY OF Putnam

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, Donna Binnion Smith, the bargainor, with whom I am personally acquainted (or who 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 offficial at office at Cookeville (city), Tennessee, this the 6th day of May, 2010.

My commission expires:
1-24-2012

BEVERLY COATES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

Notary Public

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, Mary Alice Binnion, the bargainor, with whom I am personally acquainted (or who 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 office at Madison, Tennessee, this the ~~17th~~ 17th day of May, 2010.

My commission expires:
3/03./2014

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY