WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215



My Commission Expires MAR. 4. 2013

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$130,000.00.**

Mark Braden Binkley
Affiant

Subscribed and sworn to before me this 25 day of May, 2010.

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mark Braden Binkley	Farmers Bank & Trust	147-10-0-126.00
635 Watsonwood Drive	330 Mayfield Drive, Suite C-6	
Nashville, TN 37211	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Donald L. Maloney and wife, Harriette K. Maloney**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mark Braden Binkley, Unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 334 on the plan of Whispering Hills, Section 2-A, of record in Book 2331, page 132, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Included in the above description but specifically excluded from this conveyance is that portion of property that was conveyed to the Metropolitan Government of Nashville and Davidson County of record in Book 7648, page 34, said Register's Office.

Being the same property conveyed to Donald L. Maloney and Harriette K. Maloney, from Citibank N.A., Trustee for the MLMI Trust Series 2007-HE2, by deed on October 20, 2008, of record in Instrument Number 20081030-0108192, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2010 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 2331, page 132, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book , page , Register's Office for County, Tennessee.

This is improved property known as: **635 Watsonwood Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 25, 2010.

BILL GARRETT, Davidson County
Trans:T20100031998 DEEDWARR
Recvd: 05/27/10 12:57 2 pgs
Fees:13.00 Taxes:481.00
20100527-0040963

Donald L. Maloney

Harriette K. Maloney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Donald L. Maloney and Harriette K. Maloney** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 25, 2010

My commission expires 8/10/10

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY