BILL GARRETT, Davidson County
Trans:T20100046407 DEEDQC
Recvd: 07/29/10 10:19 2 pgs
Fees:12.00 Taxes:0.00

20100729-0059406

STATE OF TENNESSEE}
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
$ 0.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd
DAY OF July, 2010.

NOTARY PUBLIC

My Commission expires:

BRON GARRETT
NOTARY PUBLIC
STATE OF TENNESSEE
COMM. EXP. MAR. 4, 2014
ROBERTSON COUNTY

THIS INSTRUMENT PREPARED BY:
Creative Title and Escrow, LLC
1994 Gallatin Road N, Ste 303
Madison, TN 37115

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Betty and Wallace Binkley **3110 Oxford Street** **Nashville, TN 37216**	**same**	**07207013700**

Quitclaim Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Betty Jo Lemons n/k/a Betty Binkley,

by these presents do remise, release and QUITCLAIM unto

Betty Binkley and husband, Wallace Binkley,

all of our right, title and interest in a certain tract or parcel of land in **DAVIDSON** County, Tennessee, described as follows, to wit:

Being the westerly 170 feet of Lot No. 5, Block "A", on the Map of R. M. Dudley's Subdivision, as of record in Book 974, page 8, Register's Office for said County; described according to a survey made by Ralph W.C. Lambert, Surveyor, August 23, 1953, as follows:

Beginning on the easterly margin of Oxford Avenue at the corner of Lots Nos. 4 and 5; thence with the line between said two lots, eastwardly 170 feet to an iron pin; thence northwardly 81.6 feet to an iron pin on the southerly line of Lot No. 6; thence with said line, westwardly 170 feet to the easterly margin of Oxford Avenue; thence with said Avenue, southwardly 100 feet to the beginning.

Being the same property conveyed to BETTY JO LEMONS N/K/A BETTY BINKLEY, by Warranty Deed from CHARLES E. VEACH AND WIFE, MAXINE VEACH, filed for record 02/29/1984 in Book 6239, page 4, Register's Office for DAVIDSON County, Tennessee.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED.
NO NEW SURVEY WAS PERFORMED.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2010 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All matters on the Plan of Record in Plat Book 974, page 8, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

unimproved ( )
This is improved (X) property, known as: **3110 Oxford Street**
Nashville, TN 37216

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 23rd day of **July, 2010.**

Betty Jo Lemons n/k/a Betty Binkley
Betty Jo Lemons n/k/a Betty Binkley

Wallace Binkley
Wallace Binkley

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Betty Jo Lemons n/k/a Betty Binkley and Wallace 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 such person executed the within instrument for the purposes therein contained.

This 23rd day of **July, 2010.**

Notary Public

RON GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. MAR. 4, 2014
ROBERTSON COUNTY

My Commission Expires: