BILL GARRETT, Davidson County
Trans:T20100057591 DEEDWARR
Recvd: 09/14/10 09:12 4 pgs
Fees:23.00 Taxes:490.25
20100914-0072914

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Frank Courreges
788 Old Lebanon Dirt Road
Hermitage, TN 37076

MORTGAGEE
Fifth Third Mortgage Company
5001 Kingsley Drive
Cincinnati, OH 45263

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 087-01-0-A
PARCEL 074.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **James Everette Binkley, Richard Neil Binkley, Mary Ann Binkley Burton, Demetrias J. Binkley, Winnie Lou Binkley, Raymond A. Binkley, Lorie M. King, Amy L. Binkley and Charles Leslie Binkley,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Frank Courreges, unmarried,** 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 Lot No. 148 on the plan of Chesney Glen, Section 1A, of record in Plat Book 9700, Page 288, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made or a more complete and accurate description thereof.

Being part of the same property conveyed to E. C. Binkley and wife, Minnie Loraine Binkley by deed from M. C. Wright and wife, Minnie L. Wright, dated August 16, 1944 for $1.00 and filed of record in Book 1426, Page 135, Register's Office for Davidson County, Tennessee. The said Minnie Loraine Binkley died November 15, 1972, leaving E. C. Binkley as the surviving tenant by the entireties. E. C. Binkley died June 11, 1992. The grantors are his sole Heirs-at-Law as evidenced by in Affidavit of Heirship, dated August 9, 2010 and filed of record in Instrument No. 20100914-0072909 **and by Affidavit of Heirship, dated May 18, 2010 and filed of record in Instrument No.** 20100914-0072910 **, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 10278, Page 279; Book 10449, Page 215, Book 10449, Page 217, Book 10640, Page 944, Book 10469, Page 924, Book 10528, Page 73, Book 11317, Page 674; Right of Way Easement in Book 11064, Page 911, Book 10357, Page 915; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 9700, Page 288, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **788 Old Lebanon Dirt Road Hermitage, TN 37076.**

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 31st day of August, 2010.

James Everette Binkley

Richard Neil Binkley

Mary Ann Binkley Burton

Winnie Lou Binkley

Raymond A. Binkley

Lorie M. King

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James Everette Binkley, Richard Neil Binkley, Mary Ann Binkley Burton, Winnie Lou Binkley, Raymond A. Binkley, Lorie M. King, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2010.

NOTARY PUBLIC



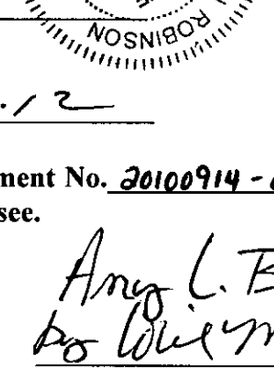
My Commission Expires: 1-2-12

Demetrias J. Binkley by Joyce Lagan
Attorney in Fact

STATE OF Tennessee
COUNTY OF Wilson

On this 31st day of August, 2010, before me personally appeared Joyce Lagan, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Demetrias J. Binkley, and who acknowledged that she executed the same as the free act and deed of Demetrias J. Binkley.

Witness my hand and official seal at Mt. Juliet, Tennessee this 31st day of August, 2010.



Notary Public

My Commission Expires: 1.2.12

Power of Attorney record in Instrument No. 20100914-0072911, Register's Office for Davidson County, Tennessee.

Amy L. Binkley by Lorie M. King Attorney in Fact
Amy L. Binkley by Lorie M. King
Attorney in Fact

Charles Leslie Binkley by Lorie M. King Attorney in Fact
Charles Leslie Binkley by Lorie M. King
Attorney in Fact

STATE OF Tennessee
COUNTY OF Wilson

On this 31st day of August, 2010, before me personally appeared Lorie M. King, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Amy L. Binkley and Charles Leslie Binkley, and who acknowledged that she executed the same as the free act and deed of Amy L. Binkley and Charles Leslie Binkley.

Witness my hand and official seal at Mt. Juliet, Tennessee this 31st day of August, 2010.

Notary Public

My Commission Expires: 1.2.12

Power of Attorney record in Instrument No. 20100914-0072912, & Instrument No. 20100914-0072913, Register's Office for Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $132,500.00.

AFFIANT

Subscribed and sworn to before me this 31st day of August, 2010.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1-2-12