PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20100058082 DEEDWARR
Recvd: 09/15/10 13:01 2 pgs
Fees:13.00 Taxes:1110.00
20100915-0073440

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50605
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kenneth Dean Binkley Shirley Ann Binkley 500 Arlington Avenue Nashville, Tennessee 37210	New Owners

TAX MAP-PARCEL NUMBERS: 106-7-501

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$300,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James M. McFarlin**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth Dean Binkley and spouse, Shirley Ann Binkley** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot No. 20 in the W. B Baird Subdivision of Oakland, the plan of which is of record in Book 332, page 120, Register's Office for said County.

Said Lot No. 20 fronts 100 feet on the westerly side of Maplewood Land and extends back between parallel lines, with the north margin of Poplar Avenue 165 feet to the rear line of Lot No. 14.

Being the same property conveyed to Mid-South Equipment, a Tennessee partnership composed of James M. McFarlin and Hubert Dale Broadrick by deed from Katy Van Dyke, now McMath, of record in Book 6262, Page 276, Register's Office for Davidson County, Tennessee. Said partnership was dissolved by Agreement dated July 22, 1987 of record in Book 7304, Page 486, said Register's Office. Being the same property conveyed to James M. McFarlin by Quitclaim Deed from Hubert Dale Broadrick, dated July 22, 1987 and recorded on July 23, 1987, of record in Book 7304, Page 487, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Special Note: This is not now, nor has it ever been, the residence of Grantor.

This conveyance is subject to: Taxes for 2010, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 332 Page 120, said Register's Office; Easement for storm sewer granted to Metro Government of record in Book 3884, Page 703, said Register's Office.

This is improved property, known as: 708 Poplar Avenue, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of September, 2010.

James M. McFarlin

James M. McFarlin

State of TENNESSEE
County of DAVIDSON

On this 10th day of September, 2010 , before me the undersigned authority, personally appeared James M. McFarlin , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. LIVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Sworn and subscribed before me this the 10th day of September, 2010

Notary Public

My Commission Expires:

CHRISTY W. LIVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011