THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Sworn to and subscribed before me this 21 day of October, 2010.

NOTARY PUBLIC

My Commission Expires: 5-20-14

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100067373 DEEDWARR
Recvd: 10/25/10 10:10 2 pgs
Fees:13.00 Taxes:370.00
20101025-0085114

ADDRESS, NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Johnny Burroughs, etux	Same	Map/parcel 08106038200
2409 Lloyd Avenue		
Nashville, TN 37218		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Howard Wayne Binkley and wife, Jeanne Binkley**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Johnny Burroughs and wife, Linda Burroughs**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Tract No. 1: Being Lot No. 4 on the Plan of W. B. Street's Addition, as of record in Book 161, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 50 feet on the easterly side of Bond Street, and runs back between parallel lines 150 feet to an alley.

Tract No. 2: Being Lot No. 6 in W. V. Street's Plan of survey of part of the Nichol Lands in the old 13th District of Davidson County, Tennessee, as of record in Book 161, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 50 feet on the easterly side of Bond Street, and runs back between parallel lines, 150 feet to an alley.

Tract No. 3: Being Lot No. 5 on the Map of W. B. Street Plan of part of the Nichol Land, as of record in Book 161, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the easterly side of Bond Street, and runs back 150 feet to an alley.

All three tracts, being the same property conveyed to Howard Wayne Binkley and wife, Jeanne Binkley, by deed from Vick Brothers Lumber Company, Inc., d/b/a Vick and Binkley Lumber Company, Inc., of record

in Instrument No. 20000207-0012136, Register's Office for Davidson County, Tennessee.

Part of the consideration for this transaction is Buyer's agreement to pay the unpaid property taxes assessed to this property for 2009, and to assume and pay the property taxes assessed to this property for 2010.

This is improved property known as 2010 Bond Street, Nashville, TN_37208

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 my hand this 21 day of October, 2010.

Howard Wayne Binkley
HOWARD WAYNE BINKLEY

Jeanne Binkley
JEANNE BINKLEY

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Howard Wayne Binkley and Jeanne Binkley**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 21 day of October, 2010.

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Robert F. Spann
NOTARY PUBLIC

My Commission Expires: 5-20-14