WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110047269 DEEDWARR
Recvd: 08/03/11 10:51 2 pgs
Fees: 13.00 Taxes: 160.95
20110803-0059624

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,500.00

Jack H. Friedman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of August, 2011.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison St.
Madison, TN 37115

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jack H. Friedman	Jack H. Friedman	05205002900
(NAME)	(NAME)	
1007 Carolyn Avenue	1007 Carolyn Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Charlotte Castro, Limited Conservator for the property of Willie Dabbs Binkley by Order Authorizing Sale of Real Property in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 10P-1528, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack H. Friedman , HEREINAFTER CALLED THE GRANTEE, HIS 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. 1 of Block "A" on the Plan of the Resubdivision of Power and Roth's Subdivision at Madison, Tennessee of record in Book 843, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 87 feet on the easterly side of Oakdell Avenue and runs back between lines, 150 feet on the north line and 151 feet 8 inches on the south line, along the north margin of Madison Boulevard, which is a slight curve, to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Willie Dabbs Binkley and Pearl Dabbs Crowell as Joint Tenants with Right of Survivorship by Warranty Deed from Lonzo S. Steele by and through Gladys Jane York, Attorney in Fact, on May 10, 1995 of record in Book 9669, Page 368, Register's Office for Davidson County, Tennessee. The said Pearl Dabbs Crowell having since died on November 21, 2000. By Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 10P 1528, the undersigned Charlotte Castro as Limited Conversator for the property of Willie Dabbs Binkley was authorized to execute this Deed.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE RESUBDIVISION OF POWER & ROTH'S SUBDIVISION OF MADISON, TENNESSEE, BLOCK "A" WHICH PLAN IS OF RECORD IN BOOK 843, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 778 Oakdell Avenue, Madison, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 2nd day of August, 2011.

Charlotte Castro

Charlotte Castro, Limited Conservator for
the property of Willie Dabbs Binkley by Order
Authorizing Sale of Real Property
in the Seventh Circuit Court for
Davidson County, Tennessee,
Probate Division, Case No. 10P-1528

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 2nd day of August, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charlotte Castro**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

Deanie L. Gregory

Notary Public, Deanie L. Gregory

My Commission Expires:
March 03, 2014

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:
Deanie L. Gregory, Attorney-at-Law
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115