NEW OWNER:

ED BINKLEY
P.O. Box 535
Gladeville, TN 37071-0535

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 11-0551

Map 164
Parcel 205

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20110053349 DEEDWARR
Recvd: 08/30/11 08:25 3 pgs
Fees:18.00 Taxes:203.50
20110830-0066877

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Fifty-Five Thousand and 00/100 Dollars ($55,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BESSIE L. GOTTO, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **ED BINKLEY**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in the 2nd Civil District of DAVIDSON County, Tennessee and being more particularly described according to a survey dated January 22, 1977, made by W.A. Richardson, Jr., Surveyor, as follows:

BEGINNING at an iron pin in the north margin of Pin Hook Road, Pope's Southwest corner; thence with said right-of-way N. 85 deg. 19 min. W. 104.89 feet to a concrete monument; thence N. 4 deg. 41 min. E. 15.00 feet to a monument; N. 85 deg. 19 min. W. 125.00 feet to a monument; N. 39 deg. 53 min. W. 47.96 feet to a monument; thence with the east right-of-way of Hobson Road N. 5 deg. 44 min. E. 293.95 feet to an iron pin; thence with Smith S. 84 deg. 16 min. E. 264.50 feet to an iron pin; thence with Pope S. 5 deg. 45 min. W. 338.28 feet to the beginning, containing 2.00 acres, more or less.

SUBJECT TO a 10-foot easement for water rights as retained by Ellen Juanita Scott and husband, John B. Scott, along Hobson Road to Pin Hook Road for two-five acre tracts north of the above-described property, as set out in Book 5131, Page 809, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to BESSIE L. GOTTO by Warranty Deed from Ellen Juanita Scott and husband, John B. Scott, dated March 1, 1977, and of record in Book 5131, Page 809, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS UNIMPROVED PROPERTY which has the address of **0 PIN HOOK ROAD, ANTIOCH, TN 37013**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 19th day of August, 2011.

Bessie L Gotto
BESSIE L. GOTTO

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BESSIE L. GOTTO**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of August, 2011.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY Comm. Exp. 7-8-2014

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The actual consideration or value, whichever is greater, for this transfer is **$55,000.00** .

AFFIANT

Sworn to and subscribed to before me this 19th day of August, 2011.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. 7-8-2014
WILSON COUNTY