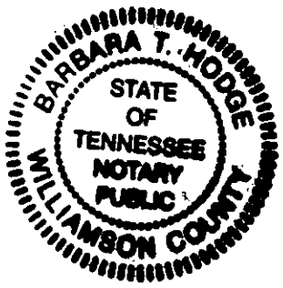
Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
$40,000.00

Affiant

Subscribed and sworn to before me, this 14th day of September, 2011.

Notary Public

My commission expires: MY COMMISSION EXPIRES OCTOBER 20, 2013

BILL GARRETT, Davidson County
Trans:T20110057256 DEEDWARR
Recvd: 09/15/11 09:44 2 pgs
Fees:13.00 Taxes:148.00
20110915-0071540

THIS INSTRUMENT PREPARED BY:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mary Katheryn Binkley	**New Owner**	**Map 094, Group 02, Parcel 086.00**
943 Clark Hollow Road		
Westmoreland, TN 37186		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Betty Mallory, unmarried as to her one-half (1/2) undivided interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary Katheryn Binkley, married

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. 32 on the Plan of Edgefield Land Company's First Subdivision, of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Saburo Hara and wife, Majorie Hara, and Betty J. Mallory, unmarred by Warranty Deed from May Ann Pursell and husband, Newell T. Pursell, of record in Book 8207, page 956, dated September 28, 1990, Register's Office for Davidson County, Tennessee. The said Saburo Hara, convyed his one-hals (1/2) undivided interest in subject property by Quitclaim Deed to majorie E. Hara, of record in Book 9447, page 936, dated August 23, 1994. Marjorie E. Hara, predeceased Saburo Hara, and he was the beneficiary of said property at her death by virtue of The Last Will and Testament of Majorie A. Hara. Grantee, Mary Katheryn binkley, is the sole surviving heir at law of Saburo Hara. The Estate of Saburo Hara conveyed its one-half (1/2) undivided interest in said property, by Quitclaim Deed to Mary Katheryn Binkley, of record in Instrument No. 20101129-0094878, dated November 22, 2010, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

The Plan of record in Plat Book 57, page 130, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property. Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is **improved (X)** unimproved (____) property known as **1800 Shelby Avenue, Nashville, TN 37206.**

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 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 my/our hand(s) this 14th day of September, 2011.

Betty Mallory

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Betty J Mallory, the within named grantor, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 2011.

Notary Public

My Commission Expires: 9/23/13

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **110570KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027