WHEN RECORDED RETURN TO:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
P. O. Box 904
Goodlettsville, TN 37070-0904

WHEN RECORDED RETURN TO:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20120017673 DEEDWARR
Recvd: 03/09/12 14:14 4 pgs
Fees:23.00 Taxes:518.00
20120309-0020845

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jason S. Ranslow, et. ux. 412 Moss Trail Goodlettsville, TN 37072	Same as New Owner	02609005400

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, PATRICIA ANN CLARK, EDWARD MASON BINKLEY, WILLIAM CARTER SMALLWOOD and PAMELA ELIZABETH BINKLEY GARRETT TIDWELL, heirs at law of ELIZABETH BINKLEY a/k/a ELIZABETH AILENE BINKLEY a/k/a ELIZABETH HEREFORD BINKLEY, deceased, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JASON S. RANSLOW and wife TRACI L. RANSLOW hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A, attached hereto and incorporated herein as fully as if copied verbatim and further identified by a mailing address as 412 Moss Trail, Goodlettsville, TN 37072.

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, their heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2012, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. **Subject to any and all matters shown on the plan of Goodlettsville Heights, Section Two, of record in Book 1424, Page 120 and 121, Register's Office for Davidson County, Tennessee.**

And, we, the GRANTORS, 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.

PAMELA E. BINKLEY GARRETT TIDWELL executes this deed for herself and for her siblings and nephew. PATRICIA ANN CLARK, EDWARD MASON BINKLEY and WILLIAM CARTER SMALLWOOD, III, under a Limited Power of Attorney recorded herewith and shown as document no. 20120309-0020844 in the Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Patricia Ann Clark
PATRICIA ANN CLARK
BY: PAMELA E. BINKLEY GARRETT TIDWELL

Edward Mason Binkley
EDWARD MASON BINKLEY
BY: PAMELA E. BINKLEY GARRETT TIDWELL

William Carter Smallwood III
WILLIAM CARTER SMALLWOOD, III
BY: PAMELA E. BINKLEY GARRETT TIDWELL

Pamela E Binkley Garrett Tidwell
PAMELA E. BINKLEY GARRETT TIDWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 7th day of March, 2012, before me, personally appeared, PAMELA E. BINKLEY GARRETT TIDWELL a/k/a PAMELA ELIZABETH BINKLEY GARRETT TIDWELL, to me known to be the person who executed the foregoing instrument on behalf of PATRICIA ANN CLARK, EDWARD MASON BINKLEY and WILLIAM CARTER SMALLWOOD, III, and acknowledged that she executed the same as the free act and deed of the said PATRICIA ANN CLARK, EDWARD MASON BINKLEY and WILLIAM CARTER SMALLWOOD, III.

Homer R. Ayers
NOTARY PUBLIC

My commission expires: August 20, 2013

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, PAMELA E. BINKLEY GARRETT TIDWELL, a/k/a PAMELA ELIZABETH BINKLEY GARRETT TIDWELL, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

NOTARY PUBLIC

My commission expires: August 20, 2013

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Sworn to and subscribed before me, this the 31st day of July, 2001.

NOTARY PUBLIC

My commission expires: August 20, 2013

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A - DESCRIPTION OF PROPERTY

Land in Davidson Count, Tennessee, being Lot No. 27 on the Map of Goodlettsville Heights, Section Two, of record in Book 1424, Page 120 and 121, in the Register's Office for said county.

Said Lot No. 27 fronts 155 feet on the north side of Moss Trail Road Road and runs back between lines, 253.4 feet on the west line and 261.3 feet on the east line to a dead line in the rear on which it measures 155.2 feet.

Being the same property conveyed to Lee Binkley and wife Elizabeth Binkley by deed from Wilson L. Bates and wife Irene K. Bates of record in Book 2200, Page 25, Register's Office for Davidson County, Tennessee. The said Lee Binkley, a/k/a Lee Mason Binkley died on November 1, 1993 at which time the said property became vested in Elizabeth Binkley a/k/a Elizabeth Ailene Binkley a/k/a Elizabeth Hereford Binkley,a widow, who died on May 1, 2011. There were four children born to Lee Binkley and Elizabeth Binkley during their respective lifetimes, namely Margaret Lee Binkley Smallwood, Patricia Ann Clark, Edward Mason Binkley and Pamela Elizabeth Binkley Garrett Tidwell. Margaret Lee Binkley Smallwood died on September 6, 2006, survived by one child, William Carter Smallwood, III. Elizabeth Binkley left a Last Will and Testament dated October 27, 1980, the original of which cannot be found, which leaves the estate to the said children. (A copy of the said Will is attached, but there are no assets requiring that the Will need be probated or the estate administered.) Ownership and Title to the said property is now vested in Patricia Ann Clark, Edward Mason Binkley, Pamela Garrett Tidwell and William Carter Smallwood, III, as tenants in common, each owing a one-fourth undivided interest.

The mailing address for the said property is 412 Moss Trail, Goodlettsville, Davidson County, TN 37072

