Davidson County DEEDQC
Recvd: 07/02/12 14:01 5 pgs
Fees:27.00 Taxes:0.00
20120702-0057962

THIS INSTRUMENT PREPARED BY:
Curphey & Badger Law
28100 US Hwy 19 North, Suite 300
Clearwater, Fl 33761

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
Tom D. Binns
407 Xanadu Place
Jupiter, FL 33458

Property Tax ID#: 093100A43900000
File #: TRSG-7122238202

For and in consideration of Zero and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, TOM D. BINNS, surviving spouse of MARTHA H. BINNS, deceased, now married to Rosemary Thornton, as Grantor, and TOM D. BINNS, a married man, as Grantee, hereby convey all right, title and interest that we may have in and to the following described real property located in Davidson County, Tennessee, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

UNIT NO. 439 IN HOWELL PARK, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME AAS SHOWN IN A PLAN RECORDED IN BOOK 6250, PAGE 868, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 6816, PAGE 411, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE. THEEASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF HOWELL PARK, CONDOMINIUM APARTMENTS, CONTAINED IN THE MASTER DEED AND BY-LAWS APPENDED THERETO, RECORDED IN BOOK 6816, PAGE 411, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING AS PART OF THE SAME PROPERTY CONVEYED TO MAURY AND SMITH CONTRACTORS, INC., BY DEED FROM METROPOLITAN DEVELOPMENT AND HOUSING AGENCY OF RECORD IN BOOK 6521, PAGE 101, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX ID NUMBER: 093100A43900000
Purported Address: 439 2nd Avenue South, Nashville TN 37201

In witness whereof, this Grantor has hereunto set a hand and seal on this the date first above written.

Witness

TOM D. BINNS, surviving spouse of MARTHA H. BINNS, deceased

Printed Name

Witness

ROSEMARY THORNTON

Printed Name

STATE OF WISCONSIN }

COUNTY OF MILWAUKEE }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, of TOM D. BINNS, surviving spouse of MARTHA H. BINNS, deceased, now married to ROSEMARY THORNTON, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantors' free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 11th day of JUNE, ~~2011.~~ 2012

DAVID VARNEY
Notary Public
State of Wisconsin

Notary Public
My Commission Expires: 12/24/14

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

Affiant's Name

Subscribed and sworn to before me this the 11th day of JUNE, ~~2011.~~ 2012

DAVID VARNEY
Notary Public
State of Wisconsin

Notary
My Commission expires: 12/24/14

Name and Address of Property Owner:
Tom D. Binns & ~~Rosemary Thornton~~ TDB
407 Xanadu Place
Jupiter FL 33477

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Tom D Binns & ~~Rosemary Thornton~~ TDB
407 Xanadu Place
Jupiter FL 33477

MORTGAGE/DEED OF TRUST INFORMATION

MORTGAGEE/BENEFFICIARY:	LEADER FEDERAL BANK FOR SAVINGS		
TRUSTEE:	LEADER ENTERPRISES, INC.		
MORTGAGOR(S):	TOM D. BINNS AND WIFE, MARTHA H. BINNS		
AMOUNT:	$ 61,600.00	OPEN END:	NO
DATE OF MORTGAGE:	2-21-1996	RECORDING DATE:	2-23-1996
BOOK:	9955	PAGE:	851
INSTRUMENT #:			
LAST ASSIGNEE:			
ASSIGNMENT DATED:		ASSIGN. RECORDED:	
ASSIGNMENT BOOK:		ASSIGNMENT PAGE:	
ASSIGNMENT INSTRUMENT #:			
OTHER INFORMATION:	DEED OF TRUST		

JUDGMENTS/LIENS

RECORD DISCLOSES ADDITIONAL JUDGMENTS/LIEN ITEMS AS FOLLOWS: NONE FOUND

JUDGMENT RECORD REFLECTS A SEARCH WHICH WAS LIMITED TO PARTY/PARTIES AS TITLED.

LEGAL DESCRIPTION

COUNTY: DAVIDSON

PROPERTY ADDRESS: 439 2ND AVENUE SOUTH
NASHVILLE, TN 37201

THE FOLLOWING DESCRIBED REAL ESTATE:

UNIT NO. 439 IN HOWELL PARK, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME AS SHOWN IN A PLAN RECORDED IN BOOK 6250, PAGE 868, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 6816, PAGE 411, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF HOWELL PARK, CONDOMINIUM APARTMENTS, CONTAINED IN THE MASTER DEED AND BY-LAWS APPENDED THERETO, RECORDED IN BOOK 6816, PAGE 411, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING A PART OF THE SAME PROPERTY CONVEYED TO HAURY AND SMITH CONTRACTORS, INC., BY DEED FROM METROPOLITAN DEVELOPMENT AND HOUSING AGENCY OF RECORD IN BOOK 6521, PAGE 181, REGISTER'S OFFICE FOR DAVIDSON

LEGAL DESCRIPTION

COUNTY, TENNESSEE.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

BEING THE SAME PREMISES CONVEYED TO TOM D. BINNS AND WIFE, MARTHA H. BINNS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP FROM HAURY AND SMITH CONTRACTORS, INC. BY WARRANTY DEED DATED 02/21/1996, AND RECORDED ON 02/23/1996, AT BOOK 9955, PAGE 848, IN DAVIDSON COUNTY, TN.

FOR INFORMATION ONLY:

*PLEASE NOTE VESTED TITLE HOLDER

True Copy Certification

I, Kim Miller, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature Kim Miller

State of NJ

County of Camden

Personally appeared before me, Patricia Simon a notary public for this county and state, [Kim Miller who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature Patricia Simon

My Commission Expires: 12/09/16

Notary' Seal (if on paper)

