THIS INSTRUMENT WAS PREPARED BY:

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ATTORNEYS

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Dolores Moulton, Register
Cheatham County Tennessee
Rec #: 189754
Rec'd: 15.00
State: 0.00
Clerk: 0.00
Other: 2.00
Total: 17.00
Instrument #: 155145
Recorded
5/29/2014 at 12:50 PM
in Record Book
476
Pgs 718-720

ADDRESS NEW OWNER(S):

RAYBON BINKLEY and wife,
PATRICIA BINKLEY - LIFE ESTATE
2577 BEARWALLOW ROAD
ASHLAND CITY, TENNESSEE 37015

BILL GARRETT, Davidson County
Trans:T20140039795 DEEDQC
Recvd: 06/05/14 15:05 3 pgs
Fees:17.00 Taxes:0.00
20140605-0049117

SEND TAX BILLS TO:

SAME

MAP: 40.00
PARCEL: 003.00

QUITCLAIM DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten and No/1.00 ($10.00) Dollars, cash in hand paid, by the hereinafter named Grantee(s), and love for my son and daughter, and other good and valuable considerations, the receipt of which is hereby acknowledged, **We, RAYBON BINKLEY and wife, PATRICIA BINKLEY,** hereinafter called the Grantor(s), does hereby **CONVEY, TRANSFER, REMISE, RELEASE, RELINQUISH, AND QUITCLAIM** unto the Grantee(s), **JAMES PAUL BINKLEY AND JAMIE MARIE EDGIN,** Grantee's successors and assigns, all Grantor's right, title and interest, as tenants in common with a reservation of a life estate in said property for **RAYBON BINKLEY and wife, PATRICIA BINKLEY,** including but not limited to the use of the land and collection of rents, in and to the following described real estate situated partially in **Davidson County, Tennessee** and in Ashland City, Tennessee being land in the **2nd** civil district of **Cheatham County**, State of Tennessee, respectfully, described as follows, to-wit:

Land in the 14th Civil District of Davidson and 2nd Civil District of Cheatham Counties:

Beginning at the southwest corner of E. C. Bracey's property which is the northwest corner of this tract, at a marked point in the center of Spring Branch, 1210' due south of the original bench mark (black gun tree), and used as dividing line of Ray Bracey properties; thence South 3375'; thence east 825', south 660' to the center of Marrow Bone Creek; thence up center of said creek N 40° E 248', N 63° E 66', N 88° E 132', S 78° E 561', and N 60° E 169' more or less to the intersection of said Marrow Bone Creek and Mud Lick Creek; thence with said Mud Lick Creek the following calls: N 20° 42' E 186.62' to an iron pin; S 85° 52' W 79.09' to a stake; N 47° 30' W 89.73' to an iron pin; N 43 ° 05' W 230.53' to an iron pin; N 13° 20' W 200.41' to a stake; N 44° 30' E 154.86" to an iron pin; N 18° 13' E 148.8' to a point; N 0° 56' W 185.79' to an iron pin; N 15 ° 07' W 196.07' to a stake; N 2 ° 49' W 192.01' to an iron pin; N 32 ° 18' E 109.65' to a stake; N 21" 41' W

175.90' to an iron pin; N 32 ° 11' W 175.53' to a point; N 10 ° 02' E 114.79' to a stake; N 13 ° 28' W 221.98' to a stake; N 23 ° 32' E 238.60' to an iron pin and N 9 ° 0' E 264.40' to an iron pin at the forks of Mud Lick Creek and a branch; thence with the center of said Mud Lick Creek the following calls: N 3 ° 30' E 243'; N 21 ° W 145'; N 21 ° W 99'; N 10 ° W 131'; N 39 ° W 133' and runs thence up a branch hollow the following calls: N 84 ° W 99'; N 81" 15' W 136'; N 76 ° 30' W 174'; N 32 ° W 128'; N 53 ° 30' W 154'; N 52 ° 30' W 89'; N 53 ° W 165'; N 49 ° W 235'; N 82 ° W 245'; and N 76 ° W 110' to a point in the center of the branch of the west boundary line of the Ray-Bracey properties to the point of beginning, containing 117 acres, more or less by estimation, and being Tract 1 according to unrecorded survey and deed drawing of H. L. Swain Land, dated 7-5-77 by Bruce Rainey and Associates.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance are mesne conveyances, Rights-of-Ways and easements of record in Book 1284, page 557, Book 1453, page 419, Book 2445, page 417 and 420, Book 3948, page 185, Book 2805, page 253, Book 3649, page 203 and Book 2272, page 285, Register's Office for Davidson County, Tennessee.

Subject to flow of Marrowbone and Mudlick Creeks.

Being the same property conveyed to Raybon Binkley, and wife, Patricia Binkley, by deed from Harry Lee Swain and wife, June Ray Swain, said deed being of record in Book: 7678, Pages: 658-660, Register's Office for Davidson County, and in Deed/Record Book: 274, Pages: 475, Register's Office for Cheatham County, Tennessee.

THIS DEED is prepared from information of prior deeds furnished by the Grantor(s) without the benefit of survey; additionally, a title search has not been performed nor has there been a title opinion given in regards to this property transfer.

IN TESTIMONY AND WITNESS WHEREOF, the Grantor(s) herein have hereunto set **his** signature and executed this instrument, on this the 25 **th day of** May, **2014.**

Raybon Binkley
RAYBON BINKLEY, GRANTOR

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named bargainor, **RAYBON BINKLEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this the 25 th day of May, 2014.

Notary Public — My Commission Expires: 6/6, 2014

IN TESTIMONY AND WITNESS WHEREOF, the Grantor(s) herein have hereunto set **her** signature and executed this instrument, on this the 25 **th day of** May, **2014.**

Patricia Binkley
PATRICIA BINKLEY, GRANTOR

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named bargainor, **PATRICIA BINKLEY,** 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 purpose therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this the 25 th day of May, 2014.

Notary Public My Commission Expires: 10/19, 20 14

ERIC K. LOCKERT NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF CHEATHAM

As required by *Tennessee Code Annotated Section 67-4-409 a(4) and (a)(6)(A)* the undersigned being Grantee, Grantee's agent, or a trustee acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **ZERO DOLLARS ($000.00).**

James Paul Binkley
JAMES PAUL BINKLEY, Affiant

Jamie M Edgin
JAMIE MARIE EDGIN, Affiant

Sworn to and subscribed before me, this 25 th day of May, 2014.

Notary Public My Commission Expires: 10/19, 20 14

ERIC K. LOCKERT NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY