WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED AND NO/100 ($500.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and the assumption by the grantees herein of the payment of a certain promissory note in favor of Guaranty Mortgage Company, the present principal balance of said note being in the amount of $8,642.52, said note being secured by a deed of trust on the property herein conveyed of record in Book 2940, page 237, Register's Office of Davidson County, Tennessee, we, Carlton L. Russell and wife, Lorene G. Russell, have this day bargained and sold and by these presents do transfer and convey unto Bennie Binkley and wife, Ruby Binkley, their heirs and assigns, forever, that certain tract or parcel of real estate lying and being in the County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 5 on the Plan of Shelby Heights Subdivision, Section 2, as of record in Book 2854, page 5, Register's Office of Davidson County, Tennessee. Said Lot No. 5 begins at a point in the easterly margin of Davidson Street at the common corner of lots Nos. 5 and 6, and extends easterly 97.6 feet to a concrete monument at the common corners of lots Nos. 4, 5 and 6; thence northerly 98.2 feet to a point in the southerly margin of Glenview Street at the common corners of lots Nos. 4 and 5; thence westerly with the southerly margin of Glenview Street 74.38 feet to a concrete monument which marks the beginning of a curve with a radius of 25.0 feet; thence 39.88 feet to the left around said curve to a concrete monument in the easterly margin of Davidson Street; thence 75.0 feet with the easterly margin of Davidson Street to the beginning. And being the same property conveyed to the undersigned by deed of record in Book 2923, page 317, Register's Office of Davidson County, Tennessee.