FORM NO. WD-1

This Instrument Was Prepared By
BINNEY, PARSLEY & GERNAU
213 Third Avenue North
Nashville, Tennessee 37201

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Robert B Binkley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 1984

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JAN. 28, 1987

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert B. Binkley et ux (NAME)	Fidelity Federal S & L Association (NAME)	91-10-193
5505 Winn Ave. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	12W-8240
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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 ACKNOWLEDGED, WE, AUSTIN P. ROBERTS AND WIFE MARY S. ROBERTS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT B. BINKLEY AND WIFE, SHERRY A. BINKLEY

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. 79 on the Map of Section One, Urbandale, as of record in Book 1835, page 45, Register's Office for said County.

Said Lot No. 79 fronts 50 feet on the south side of Winn Avenue and runs back between parallel lines 125 feet to a dead line.

Being the same property conveyed to Austin P. Roberts and Welton H. Roberts by deed from Paul J. Duvall and wife, Edna Earl Duvall as of record in Book 2093, page 36, said Register's Office. Welton H. Roberts conveyed his interest in the property to Austin P. Roberts as of record in Book 4179, page 591, said Register's Office, reserving a life estate in his 1/2 interest. The said Welton H. Roberts having since died.

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN
APR 30 2 48 PM '84

IDENTIF. REFERENCE

118780

This is unimproved ( ) improved (XX) property, known as 5505 Winn Ave. (House Number) (Street) Nashville (P. O. Address) (City or Town) 37209 (Postal Zip)

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 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 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 hand this 30th day of April, 1984

Austin P. Roberts

Mary S. Roberts

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Judy Anderson, a Notary Public in and for said County and State, the within named Austin P. Roberts and wife Mary S. Roberts

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of April 19 84

Commission expires [illegible]

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Austin P. Roberts

TO
Robert B. Binkley and wife,
Sherry A. Binkley

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

30000.00- CAMT.
78.00 CSTAX
.50 PRFEE
6.00 MDSTD
CHECK 94.50-
2513A04/30/84 BAL. .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 1 1 8 7 8 0

IDENTIF. REFERENCE

APR 30 2 48 PM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32151