jcp194:06/10/85

FROM: Capital Concepts, Inc.

TO: Betty S. Binkley

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Betty S. Binkley 2303 21st Ave S. Nashville, TN 37212	Same	116-84;188

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $57,637.17.

Betty S. Binkley
Affiant

Subscribed and sworn to before me, this the 10th day of June, 1985.

Patricia L. Lee
Notary Public

My Comm. Expires: 7-21-85

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Capital Concepts, Inc. a Tennessee corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Betty S. Binkley, herein called "GRANTEE", her successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is unimproved property known as Lot 188, Sugartree Phase III.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors, heirs, and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs, successors, 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 its hand by its duly authorized representative this 10th day of June, 1985.

CAPITAL CONCEPTS, INC.,
a Tennessee corporation

BY: Betty S. Dickey

ITS: Chief Executive Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Patricia L. Stone a Notary Public in and for the County and State aforesaid, personally appeared Betty S. Dickey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be Chief Exec. Off. of Capital Concepts, Inc., the within named bargainor, a corporation, and that she as such Chief Exec. Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Chief Exec. Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this the 10 day of June, 1985.

Patricia L. Stone
NOTARY PUBLIC

My Commission Expires: 7-21-85

EXHIBIT A

Land in Davidson County, Tennessee, being a certain building site identified as Lot No. 188 on the Revised Plan of Sugartree, Phase 3, as of record in Book 5050, pages 67 through 71, and amended in Book 5121, page 89; Book 5162, page 632, Book 5169, page 426, Book 5186, page 958, Book 5191, page 412, Book 5210, pages 61, 212, 213, 231, and 343, Book 5222, page 468, Book 5238, page 93, Book 5259, page 833, Book 5267, page 221, Book 5298, page 54, Book 5332, page 197, Book 5365, pages 371 and 378, Book 5425, page 385, Book 5506, page 118, Book 5508, page 932, Book 5606, page 558, and Book 5657, page 687, Register's Office for said County, to which reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Real Estate Concepts, Inc., by deed from William B. Thetford and wife, Martha A. Thetford, of record in Book 6088, page 695, Register's Office for Davidson County, Tennessee. The said Real Estate Concepts, Inc., having merged into Practice Management Corporation, a Tennessee corporation, by Articles of Merger of Domestic Corporations of record in Book 6157, page 3, Register's Office for Davidson County, Tennessee. The said Practice Management Corporation having changed its name to Capital Concepts, Inc., by Articles of Amendment to the Charter of record in Book 6157, page 637, Register's Office for Davidson County, Tennessee.

EXCEPTIONS:

1. 1985 Taxes which have been prorated and are the responsibility of Grantee.

2. Terms of documents of record in Book 4857, page 157, amended in Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 4857, page 157, Book 5152, page 401, Book 5162, page 632, Book 5514, page 138, and Book 5691, page 61, Register's Office for Davidson County, Tennessee, to which reference is here made.

3. All matters as shown on the Plat of (Revised) Sugartree, Phase 3, of record in Book 5050, pages 67 through 71, said Register's Office, and amended in Book 5121, page 89, Book 5162, page 632, Book 5169, page 426, Book 5186, page 958, Book 5191, page 412, Book 5210, pages 61, 212, 213, 231, and 343, Book 5222, page 468, Book 5238, page 93, Book 5259, page 833, Book 5267, page 221, Book 5298, page 54, Book 5332, page 197, Book 5365, pages 371 and 378, Book 5425, page 385, Book 5506, page 118, Book 5508, page 932, Book 5606, page 588, and Book 5657, page 687, Register's Office for Davidson County, Tennessee, to which reference is here made.

4. Easement for Sanitary Sewer conveyed by deed from Woodmont Country Club, a Tennessee corporation, to the City of Nashville, dated April 30, 1962, of record in Book 3400, page, 63, Register's Office for Davidson County, Tennessee.

JUL 2 1986
IDENTIF. REFERENCE
JUN 11 3 21 PM '86
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 6579 PAGE 379

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

57637.17- CAMT.
149.76 CSTAX
.60 PRFEE
9.00 WHELD
CHECK 159.26-
7162A06/11/85 BAL - .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 2 1 : 8 6

IDENTIF. REFERENCE

JUN 11 3 21 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 143614