BOOK 6791 PAGE 733

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Rajiv Anand 4216 Devonshire Dr. Nashville, Tn. 37207	Same as new Owner	Map 25-8 Parcel 79 GO-00435

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, GARY S. BINKLEY and wife, KARRON BINKLEY, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said RAJIV ANAND and wife, VINITA ANAND, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 3 and the north half of Lot No. 2 of Block "H" on the Map of the 3rd Addition to Roscoe Place, of record in Book 843, page 74, Register's Office for said County, described as follows:
Said lot and part of said lot adjoin and front together 75 feet on the easterly side of Dickerson Pike and run back between parallel lines 200 feet, along the south margin of Hollywood Street, to a dead line in the rear on which they measure 76.5 feet.
Being the same property conveyed to Gary S. Binkley, by deed from Joyce Estes Adkins, single, of record in Book 5691, page 161, Register's Office, Davidson County, Tennessee.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1) 1986 State, County and City of Goodlettsville taxes, a lien, not yet due and payable, prorated between the parties and assumed in full by Grantees.

2) Lease Agreement between Gary S. Binkley, etux, Karron Binkley, as Landlord and Kathy Best, as Tenant, of record in Book 6711, page 197, said Register's Office.

3) The Plan of record in Book 843, page 74, said Register's Office.

And We, the GRANTORS, 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.

WITNESS our hands on this the 25th day of February, 1986.

7-9084

IDENTIFICATION REFERENCE

FEB 28 8 56 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

GARY S. BINKLEY

KARRON BINKLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GARY S. BINKLEY and wife, KARRON BINKLEY, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 25th day of February, 1986.

NOTARY PUBLIC

My Commission Expires: 1-9-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Sworn to and subscribed before me, this the 25th day of February, 1986.

NOTARY PUBLIC

My Commission Expires: 1-9-88

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
			[illegible] CANT.	
			260.00 CSTAX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	266.50-
			6340AM 2/28/86 BY	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79084

IDENTIFY REFERENCE

FEB 28 8 56 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 222780