ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Charles E. Binkley, etux	Charles E. Binkley	Map 60-15
(NAME)	(NAME)	
2515 Old Harding Pike - Nash		Par. 68-69
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton Tenn		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6810 PAGE 201

For and in consideration of the sum of Ten and 00/100 ($10.00) ---------- DOLLARS

And other good and valuable consideration, paid to the undersigned, Howard Gardner, receipt of which is hereby acknowledged, we, Howard Gardner and wife, Alleen Gardner,

have bargained and sold, and by these presents do transfer and convey unto the said Charles E. Binkley and wife, Dorothy M. Binkley

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Being Lots Nos. 257 and 258 on the Final Plan of Joywood Heights, Section II, as of record in Book 1130, pages 92 and 93. Register office for said County, described together as follows:

BEGINNING at a point in the southerly margin of Dellway Drive at the corner of Lots Nos. 256 and 258; thence southwardly with the line between Lot 256 and 258, a distance of 151 feet to the rear corner of Lots 256 and 257; thence No. 72' 15' West along the southerly line of Lot No. 257, 141 feet to a point in the easterly margin of Dickerson Pike; thence northwardly along said margin of said Pike, 109.3 feet to a point, the beginning of a curve to the right; thence northeastwardly around said curve, a distance of 30.9 feet to a point in the southerly margin of Dellway Drive; thence eastwardly with said margin of said Drive, 113.9 feet to the point of beginning.

Being the same property conveyed to Howard Gardner by deed from Hooker Enterprises, Inc. of record in Book 4209, Page 877, Register's Office for Davidson County, Tennessee.

Said conveyance is subject to the Plan of record in Book 1130, pages 92 and 93, said Register's Office, which shows an Owner's Certificate, a 30-foot minimum building setback line from both Dickerson Pike and Dellway Drive, and a 10 -foot easement for public utility purposes along the south line of Lot No. 257.

Howard Gardner is presently disabled. His wife, Alleen Gardner, has authority to convey the above-described property pursuant to a power of attorney of record in Book , Page , Register's Office of Davidson County, Tennessee

unimproved ( )
This is improved ( ) property, known as _____ (House Number) _____ (Street)

_____ (P. O. Address) _____ (City or Town) _____ (Zip Code)

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.

Whenever 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 our hands this 26th day of March, 19 86

Howard Gardner by Alleen Gardner

Alleen Gardner

BOOK 6810 PAGE 202

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Alan C. Householder, a Notary Public in and for said County and State, the within named Alleen Gardner

the bargainor, 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 purposes therein contained.

Witness my hand and official seal at Nashville, this 20th day of March, 19 86

My commission expires 7/11/88 Notary Public Alan C. Householder

NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 6500.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Charles E Binkley

Sworn to and subscribed before me this 31st day of March, 19 86.

My commission expires Notary Public W W Weddington
Dep. Reg.

This instrument was prepared by:

Alan C. Householder	420 Stahlman Bldg. Nashville, Tn 37201
Name	Address

WARRANTY DEED

FROM Howard Gardner

TO Charles E. Binkley, etux

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

(POWER-OF-ATTORNEY ACKNOWLEDGMENT)

State of Tennessee
County of Davidson

On this 20th day of March, 1986, before me Alan C. Housholder, a notary Public in and for said county and State, personally appeared Alleen Gardner to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Howard, and acknowledged that she executed the same as the free act and deed of the said Howard.

Witness my hand and seal at Nashville, Tennessee

_____, this the 20th day of March, 19 86.

Alan C. Housholder
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 7/11/88

85062

IDENTIFICATION REFERENCE

MAR 21 11 59 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6810 PAGE 204

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

6500.00- CAMT.
169.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 178.50-
5442A03/21486 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85062

IDENTIFICATION REFERENCE

MAR 21 11 59 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 229703

NASHVILLE BUSINESS FORMS, INC.