WARRANTY DEED

BOOK 6833 PAGE 207

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P. C.
P. O. Box 2707
Nashville, Tennessee 37219

Address of New Owner(s):	Send Tax Bills to:	Map-Parcel Nos.
EARL J. DYER, et ux		8-122
7425 Harper Road	Same	
Joelton, Tn. 37080		

92948

IDENTIFICATION REFERENCE

APR 18 4 11 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 10,000.00

L. Neal Binkley
Affiant

Subscribed and sworn to before me, this 15 day of April, 198 .

Notary Public

Commission expires:

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, L. NEAL BINKLEY, and wife LUCILLE BINKLEY, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto EARL J. DYER and wife, CAROL E. DYER, hereinafter referred to as Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A One-Sixth (1/6) interest in and to the following described property:

A tract of land partially in the 1st Civil District of Davidson County, more particularly described as follows: Beginning at an iron pin in the West margin of Harper Road said point being N 3° 37' E 315' from an iron pin with sugar tree pointer, being the original Southeast corner of L. Neal Binkley 100 plus acre tract; thence leaving Harper Road and severing Binkleys 100 plus acre tract N 68° W 1026.0' to an iron pin with white oak pointer; thence N 10° 35' E 1000.0' to an iron pin; thence N 16° 10' E 880.82' to a set stone and fence corner in the original North boundary line of Binkley 100 plus acre tract and being Steve Leibfritz (heirs) Southeast corner and Alvin Hawkins Southwest corner; thence with the original North boundary line of said 100 plus acre tract, Alvin Hawkins South line S 85° E 661.2' to an iron post corner to Hawkins; thence with the original East boundary line of Binkley 100 plus acre tract,

Hawkins West line, to a point in the Westerly margin of Harper Road, continuing with same S 3° 37' W 2,160.0' in all to a point of beginning, containing 39.23 acres.

Being a part of a 100 plus acre tract conveyed to L. Neal Binkley and wife, Lucille Binkley from Olive Harris by deed of record in Book 77, page 611, Register's Office of Cheatham County, Tennessee.

This is unimproved/improved property, known as 7425 Harper Road, Joelton, Tennessee 37080

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, except as hereinabove set forth.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 15 day of April, 1986.

L. Neal Binkley
L. Neal Binkley

LUCILLE BINKLEY

By: George David Binkley
George David Binkley,
Her Attorney-in-Fact by virtue of
Power of Attorney of record in Book
6420, Page 745, Register's Office
for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15 day of April, 1986, before me personally appeared L. NEAL BINKLEY, to me known, or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal at office in Nashville, Tennessee, this 15 day of April, 1986.

Glennis B Johnson
Notary Public

My Commission Expires:
My Commission Expires APRIL 19, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15 day of April, 1986, before me personally appeared GEORGE DAVID BINKLEY, Attorney-in-Fact, 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 LUCILLE BINKLEY, acknowledged that he executed the same as the free act and deed of said LUCILLE BINKLEY.

Witness my hand and seal at office in Nashville, Tennessee, this 15 day of April, 1986.

Glennis B Johnson
Notary Public

My Commission Expires:
My Commission Expires APRIL 19, 1987

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6833 PAGE 210

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

10800.00- CONT.
26.00 MSTAX
VB 26.00- MSTAX
26.00 CSTAX
.50 PRFEE
3.00 WDEED
CHECK 55.50-
4764A04/18/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92948

IDENTIFICATION REFERENCE

Apr 18 4 11 PM '86

FELIX Z. WILSON IS REGISTER
DAVIDSON COUNTY, TN

No. 238813