FORM NO. WD-1

BOOK 5843 PAGE 852

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Charles E. Binkley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30Th DAY OF April, 1986

James A. Carney
Notary Public

MY COMMISSION EXPIRES: 1-7-89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 730 STAHLMAN BUILDING, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Binkley (NAME)	SAME (NAME)	Map 69-4
3515 Old Clarksville Pk (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 34
Joelton, TN 37080 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	13DA 50195

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, Richard Winn Elrod, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. 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. 6 of Block "BB" on the Revised Map of Fairview Subdivision, of record in Book 1130, page 54, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 100 feet on the westerly side of Tennessee Highway No. 112 and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to E. M. Elrod and wife, Mamie Lee Elrod, by deed from Homeland, Inc, of record in Book 2099, Page 523, said Register's Office; the said Mamie Lee Elrod having since died, the property became vested in E. M. Elrod as the surviving tenant by the entirety; the said E. M. Elrod having since died the property became vested in Richard Winn Elrod, of record in Will Book 116, Page 368, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 4010 or 4011 (House Number) Clarksville Highway (Street) Nashville, TN (P. O. Address) (City or Town) (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, 1986

Richard Winn Elrod
RICHARD WINN ELROD

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Richard Winn Elrod

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 1986.

Commission Expires 1-19-88 James H. Garrison Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

RICHARD WINN ELROD

TO

CHARLES E. BINKLEY

96459

IDENTIFICATION REFERENCE

APR 30 3 56 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

Mail

Binkley Realty & Construction Co.
DOT BINKLEY, BROKER

3515 OLD CLARKSVILLE PK.
P.O. BOX 548
JOELTON, TN 37080

OFF. 876-8724
HOME 384-2704
Mach. 244-6106

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

10000.00- CAMT.
26.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 32.50-
8697A04/30/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96459

IDENTIFICATION REFERENCE

APR 30 3 56 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 242844