PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map & Parcel No.:
Charles E. Binkley and wife, Dorothy Binkley P.O. Box 59 Dallas, Tn 37046	Same	Map 49 Parcel 89 14DZ-19400

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, including the assumption of the balance of a note secured in an installment deed of record in Book 6124, page 726, Register's Office for Davidson County, Tennessee, the receipt of which is hereby acknowledged, we, John R. Hunter and wife, Marcia F. Hunter, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto Charles E. Binkley and wife, Dorothy Binkley, hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> A tract or parcel of land in the 14th Civil District of Davidson County, Tennessee, and more fully described as follows:
>
> Beginning at a stake in the westerly margin of the Whites Creek Pike, said point being 395.5 feet south of the intersection of the Whites Creek Pike with the Buena Vista Pike; thence south 83° 31' west 133.5 feet to an iron pin in the easterly margin of the Buena Vista Pike; thence along the easterly margin of Buena Vista Pike north 5° west 281.2 feet to a point 132.5 feet south of the intersection of the Whites Creek and Buena Vista Pikes; thence north 82° east 25 feet to a point in the westerly margin of the Whites Creek Pike, said point being 133 feet south of the intersection of the Whites Creek and Buena Vista Pikes; thence along the westerly margin of the Whites Creek Pike with a radius of 1290 feet, south 44° east 281.0 feet to the point of beginning.
>
> Being the same property conveyed to John R. Hunter and wife, Marcia F. Hunter, by deed of record in Book 6124, page 726, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as Buena Vista Pike, Nashville, 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 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 our hands this 2nd day of May, 1986.

97400

IDENTIFICATION REFERENCE

MAY 2 3 41 PM '86
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

John R. Hunter

Marcia F. Hunter

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John R. Hunter and wife, Marcia F. Hunter, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of May, 1986.

Notary Public
My Commission expires: 1-10-88

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.

Affiant

Sworn to and subscribed before me this 2nd day of May, 1986.

Notary Public
My Commission expires: 1-10-88

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

RECEIVED OF _____

FOR _____ BOOK 6847 PAGE 51

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

80000.00- CONST.
208.00 CSTAX
.60 PREE
6.00 WDEED
CHECK 214.60-
0036A05/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97400

IDENTIFICATION REFERENCE

MAY 2 3 41 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 243963