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.
Darrell L. Binkley, single Rt. 3, Box 2171 Goodlettsville, TN 37072	Same Mortgagee: Hugh L. Binkley, et ux, Rt. #3, Box 2171 Goodlettsville, TN 37072	10D-04680 Map 16 Parcel 24

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, HUGH L. BINKLEY and wife, MARTHA C. BINKLEY, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said DARRELL L. BINKLEY, a single man, hereinafter referred to as the "GRANTEE", his 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 part of Lot 4 on the plan of Mrs. S. E. Binkley Property of record in Book 332, page 131, Register's Office for Davidson County, Tennessee, and being the same property designated as Parcel 24, on Tax Map 16 as further described according to a survey by Parrish Ragan, Inc., Certificate No. 754, dated August 1, 1986, and revised June 24, 1977, as follows:

BEGINNING at a spike set in the center of Union Hill Road that is 2639 feet, more or less, easterly from the centerline of Ivy Point Road as measured along the center of Union Hill Road; thence from said point of beginning eastwardly with the center of Union Hill Road, a curve having a radius of 984.5 feet a distance of 382.84 feet to a PK nail; thence continuing with said centerline S 87° 28' 50" E 200.0 feet to a spike; thence leaving Union Hill Road N 13° 09' 25" E 3016.59 feet, more or less, to a point; thence N 77° 49' 10" N 573.40 feet to a point, said point being South 92.26 feet from an iron stake; thence S 13° 12' 35" W 3035.50 feet, more or less, to the center of Union Hill Road and being the point of beginning, containing 39.67 acres, more or less, and being all of said Lot No. 4 less that portion conveyed to H. L. Binkley and wife, Martha C. Binkley by deed of record in Book 5643, page 465, said Register's Office.

BEING the same property conveyed to Hugh L. Binkley and wife, Martha C. Binkley by deed from George D. Spivey and wife, Rosemary C. Spivey of record in Book 6022, page 256, Register's Office for 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 GRANTEE, his heirs and assigns, forever.

And we, HUGH L. BINKLEY and wife, MARTHA C. BINKLEY, 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 for 1986 taxes and that which appears of record.

And we, the GRANTORS, do further covenant and bind ourselves, heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 3rd day of October, 1986.

Hugh L. Binkley
HUGH L. BINKLEY

Martha C. Binkley
MARTHA C. BINKLEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HUGH L. BINKLEY and wife, MARTHA C. BINKLEY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 3rd day of October, 1986.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/31/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $47,500.00.

Darrell L Binkley
Affiant

Sworn to and subscribed before me, this the 3rd day of October, 1986.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/31/89

52414

IDENTIFICATION

OCT 14 10 11 AM '86

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7008 PAGE 281

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

47500.00- CAMT.
133.00 CSTAX
.50 MSTAX
.50 PRFEE
6.00 WDFEE
VB .50- MSTAX
CHECK 139.50-
3729A10/14/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52414

IDENTIFICATION REFERENCE

Oct 14 10 11 AM '86

No. 306365