5645 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110
Nashville, Tennessee 37215

BOOK 7117 PAGE 854

Mortgagee: First American National Bank of Nashville

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOSEPH P. BINKLEY, SR. (NAME)	NEW OWNER (NAME)	Map 117-9-A
18 Foxhall Close (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 18Co
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B.#7DA70926

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, GEORGE I. STOECKERT and wife, REBECCA POPE STOECKERT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH P. BINKLEY, SR., unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 18 on the Plan of Foxhall Close, a Planned Residential Development, as of record in Plat Book 4860, page 46, amended in Book 5005, page 136 and Book 5807, page 69, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to George I. Stoeckert and wife, Rebecca Pope Stoeckert by deed from Hewlett & Norton, Inc. of record in Book 6002, page 427, said Register's Office.

This conveyance is subject to: (1) State and County Taxes for 1987 which have been prorated and assumed by the Grantee herein; (2) Declaration of Restrictions in Book 4954, page 586, amended in Book 5832, page 378 and Book 5875, page 873; (3) Charter of Incorporation in Book 5147, page 812; (4) Easements in Book 3947, page 20 and Book 3401, page 545; (5) Right of access in Book 4844, page 826; (6) Conveyance of waterline in Book 5016, page 553; (7) Conveyance of sewer line in Book 5016, page 577; and (8) All matters appearing on the Plan of record in Plat Book 4860, page 46, amended in Book 5005, page 136 and Book 5807, page 69, said Register's Office.

FILED JAN 27 9:43 AM '87
DAVIDSON COUNTY, TENN.
REGISTER'S OFFICE

87321

This is improved (X) unimproved ( ) property, known as 18 Foxhall Close, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns 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. 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 14th day of January, 1987

George I. Stoeckert by Felix Dawley, Attorney-in-fact — Rebecca Pope Stoeckert by Felix Dawley, Attorney-in-fact

GEORGE I. STOECKERT — REBECCA POPE STOECKERT

Attorney-in-Fact for the said George I. Stoeckert and wife, Rebecca Pope Stoeckert by Power of Attorney recorded simultaneously herewith

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

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

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of 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 _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE:
COUNTY OF DAVIDSON

On this 14th day of January, 1987, before me personally appeared FELIX DOWSLEY, 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 GEORGE I. STOECKERT and wife, REBECCA POPE STOECKERT, and acknowledged that he executed same as the free act and deed of the said GEORGE I. STOECKERT and wife, REBECCA POPE STOECKERT.

Witness my hand and seal, at office in Nashville, Tennessee, this 14th day of January, 1987.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission expires: 1/10/89

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January, 1987

MY COMMISSION EXPIRES 1/10/89 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM: GEORGE I. STOECKERT and wife, REBECCA POPE STOECKERT

TO: JOSEPH P. BINKLEY, SR., unmarried

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____

BOOK 7117 PAGE 856

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

CO . 0- CANT.
704.00 STAX
.50 PRFE
6.00 WDC D
CHECK 790.50
3289A01/27/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87327

IDENTIFI REFERENCE

JAN 27 9 43 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No 38804