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.
Gary S. Binkley, ETUX 144 Long Hollow Pk. Goodlettsville, Tn. 37072	SAME AS NEW OWNER MORTGAGEE: Bank of Goodlettsville	Map 26-1 Parcel 96 GO-9528

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, We, HARRY F. HESTER, JR. and wife, TONIA S. HESTER, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said GARY S. BINKLEY and wife, KARRON M. BINKLEY, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A small tract of land in the 10th Civil District of Davidson County, Tennessee, near the town of Goodlettsville, described according to a copy of a survey thereof made March 30, 1948 by Watkins & Murray, Surveyors, as follows:

BEGINNING at a point in the center line of Cedar Street, in the west line of the right-of-way of the L. & N. Railroad, said point being 25 feet westerly from the center line of the Southbound main track of said railroad; thence along the west line of said right-of-way, southerly 558 feet to the center of a creek or dain; thence with the center line of the same, southwesterly 22 feet to a point; thence north 22° 45' west 340 feet to a point; thence north 24° 45' west 215 feet to the center line of Cedar Street; thence with the center line of the same, north 66° east 104.7 feet to the beginning, containing 0.8 acres, more or less.

INCLUDED in the above description, but expressly excluded from this conveyance is the following described property, to-wit:

BEGINNING at a point in Grantors westerly line, approximately 470 feet from the southerly right-of-way of Long Hollow Pike; thence N 77° 34' E 36 feet to a point in the westerly right-of-way of the Louisville and Nashville Railroad Co.; thence with said right-of-way S 12° 21' E 98 feet to a point; thence S 75° 42' W. 22.9 feet to a point, the common corner of Tax Parcel 26-1-122; thence with Grantor's westerly line N 20° 02' W, 101 feet to the point of beginning, containing 2,900 square feet, more or less.

Being in the same property conveyed to Harry F. Hester, Jr. and wife, Tonia S. Hester, by deed from Mary Busher Farley and Elizabeth Faye Robeson, being the heirs-at-law of C. M. Busher and wife, Ila Busher, of record in Book 6610, page 709, Register's Office, 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 GRANTEES, their heirs and assigns, forever.

And We, 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 (1) 1987 State, County and City of Goodlettsville taxes, a lien, prorated between the parties, and assumed in full by Grantee, and (2) Easement for sanitary sewers granted City of Goodlettsville, of record in Book 4388, page 575, Register's Office, Davidson County, Tennessee. (3) Railroad Right of Way Easement, which grantors will not warrant against.

And We, the GRANTORS, 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.

WITNESS our hands on this the 11th day of February, 1987.

Harry F. Hester, Jr.
HARRY F. HESTER, JR.

Tonia S. Hester
TONIA S. HESTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HARRY F. HESTER, JR. and wife, TONIA S. HESTER, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 11th day of February, 1987.

Deanne M Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $59,000.00.

Affiant

Sworn to and subscribed before me, this the 11th day of February, 1987.

NOTARY PUBLIC

My Commission Expires: 1-9-88

STATE OF TENNESSEE NOTARY PUBLIC DIANNE CATHEY

9344

IDENTIFICATION REFERENCE

FEB 13 8 40 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7136 PAGE 299

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

59000.00- CONT.
165.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 174.70-
[illegible] .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 3 4 4 4

IDENTIFICATION REFERENCE

FEB 13 8 40 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 45459