File Box 43

BOOK 7296 PAGE 266

STATE OF TENNESSEE
COUNTY OF- Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July, 19 87.

Notary Public

MY COMMISSION EXPIRES 11-1-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE ELEVEN UNION STREET, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Jerry Mack Binkley et ux	Commerce Union Bank	150-4
(NAME) 1012 Esturbridge Court	(NAME) P.O. Box 121999	#142
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRESS) Nashville, TN 37212-1999	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Philhall Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry Mack Binkley and his wife, Patricia Lynn 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. 640 on the Plan of Kensington of Priest Lake, Phase 3, Revised, of record in Book 6900, Page 236, Register's Office for Davidson County, Tennessee.

SAID Lot No. 640 fronts 48 feet on the northeasterly margin of Esturbridge Court and extends back 128.87 feet on the southerly line and 106.98 feet on the northwesterly line to a broken line in the rear measuring 227.57 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. and Philhall Corporation by deed from Robert Leland Henley and wife, Dearah Hill Henley of record in Book 4684, page 351; by deed from Lillie Cone Coleman and husband, John A. Coleman, Sr., and John Andrew Coleman, Jr., of record in Book 4867, Page 654, and by Quitclaim Deed from Randall Phillips Builders, Inc. to Philhall Corporation of record in Book 6246, Page 558, all in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

5645

IDENTIFICATION REFERENCE

87 JUL 14 2 11 PM

REGISTER'S OFFICE DAVIDSON COUNTY, TN

This is improved ( ) unimproved ( ) property, known as 1012 Esturbridge Court, Antioch, TN 37013
(House Number) (Street) (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 ti, 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 10th day of July, 1987

Philhall Corporation
By:
C. Wayne Meadows, Asst. Vice President
Attest:

STATE OF TENNESSEE
Davidson County

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

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared C. Wayne Meadows or proved to me upon the basis of satisfactory evidence and _____ with whom I am personally acquainted and who upon ~~(his oath) (their several oaths)~~ acknowledged ~~(himself) (themselves)~~ to be the Asst. Vice President and _____ respectively of the Philhall Corporation the within named bargainor, a corporation, and that (he) as such Asst. Vice President and _____, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said C. Wayne Meadows as such Asst. Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the 10th day of July, 19 87.

My commission expires 11-1-87

_____
Notary Public

WARRANTY DEED

FROM
Philhall Corporation

TO
Jerry Mack Binkley
Patricia Lynn Binkley

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

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

132900.00- CAMI
372.12 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 373.62-
9736A07/14/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45645

IDENTIFICATION REFERENCE

JUL 14 2 11 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 103911