BOOK 7447 PAGE 668

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,442.65

Danny R. Binkley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January 19 88

Ollie M. Moseley
Notary Public

MY COMMISSION EXPIRES: May 9, 1991

mail

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny R. Binkley & W. Russell Moseley (NAME)	Bailey Mortgage Company (NAME)	Map 76-5
2312 White Ave. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 22784 (STREET ADDRESS)	Parcel 35
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	Jackson, MS 39225 (CITY) (STATE) (ZIP)	4D-67973

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, Jerry R. Busby and wife, Jo Ann Busby

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny R. Binkley and W. Russell Moseley

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. 32 on the Plan of Hidden Hill, as of record in Book 4860, page 43, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Jerry R. Busby and wife, Jo Ann Busby by deed from John E. Jana and wife, Doris W. Jana, of record in Book 5993, page 802, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that as part of the consideration of this transfer isthe assumption of a certain deed of trust filed of record in Book 5731, page 657, said Register's Office, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees herein.

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

The UCC filed of record in Book 6004, page 964, said Register's Office is hereby assumed by the grantees.

This is unimproved ( ) improved (XX) property, known as 4912 Leesa Ann Lane (House Number) (Street) Hermitage (P. O. Address) (City or Town) TN 37076 (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 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 hand s this 11th day of January, 19 88

Jerry R. Busby

Jo Ann Busby

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 7447 PAGE 669

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry R. Busby and wife, Jo Ann Busby

the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of January 19 88

Commission expires May 8, 1991

Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted* and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____

*(or proved to me on the basis of satisfactory evidence)

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Jerry R. Busby and wife,
Jo Ann Busby

TO
Danny R. Binkley and
W. Russell Moseley

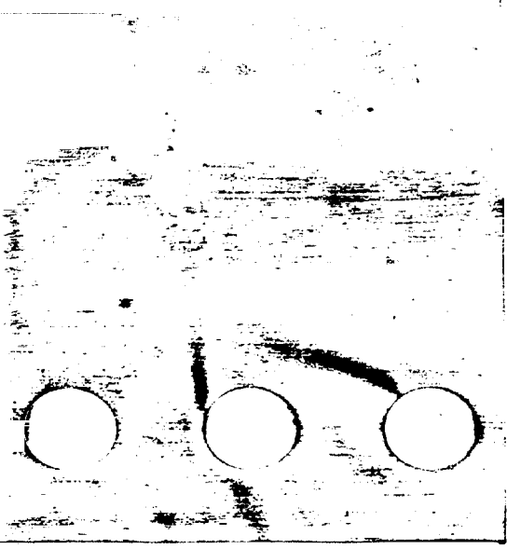
Return to:
PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

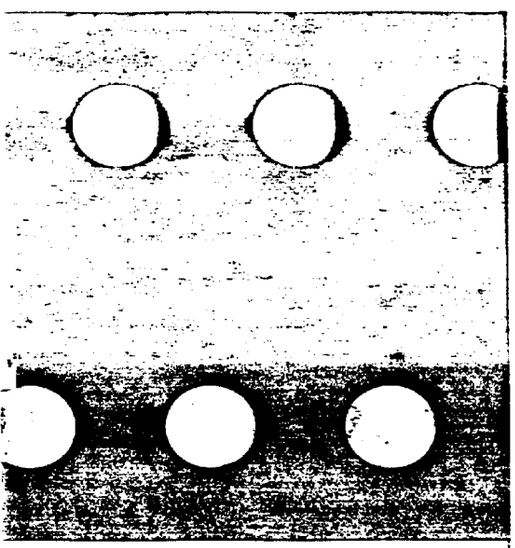
96909

IDENTIFICATION REFERENCE

JAN 13 8 14 AM '88

DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7447 PAGE 670

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 44442.65
				CON TX 124.32
				PRFEE 0.50
				WDEED 6.00
				TOTAL 130.82
				CHECK 130.82
01/13/88	01			08:15 0001 7476

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 6 9 0 9

IDENTIFICATION REFERENCE

JAN 13 8 14 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 52476