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FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,000.00

Donald R. Binkley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 19 88

Notary Public

MY COMMISSION EXPIRES: 8-9-90

(AFFIX SEAL)

STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON —25 CENTURY BOULEVARD, SUITE 405—NASHVILLE, TN 37214.

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald R. Binkley (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 119-14
240 E. Tanksley Avenue (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	PARCEL 22.00
Nashville, Tennessee 37211 (CITY) (STATE) (P O ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	6DA-32029

FOR AND 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, Joe A. Powell and wife, Myra Janet Powell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald R. Binkley and wife, Susan Bess 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. 13 of Block "E" on the Plan of Woodbine Courts, Part Two, not of record.

Said Lot No. 13 fronts 75 feet on the north side of Tanksley Avenue and runs back between parallel lines 155.5 feet to a dead line.

Being the same property conveyed to Joe A. Powell and wife, Myra Janet Powell by deed from W.B. Terry and wife, Marjorie C. Terry of record in Book 2801, page 49, Register's Office for Davidson County, Tennessee.

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

44637

IDENTIFICATION REFERENCE

JUN 29 8 15 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

0798 06/29 0101 03CHECK 154.90

This is unimproved ( ) improved (XX) property, known as 240 E. Tanksley Avenue, Nashville, Tennessee 37211
(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 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 28th day of June, 19 88

Joe A. Powell

Joe A. Powell

Myra Janet Powell

Myra Janet Powell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned Joe A. Powell and wife, Myra Janet Powell a Notary Public in and for said County and State, the within named

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of June 19 91

Commission expires 5-8-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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 _____

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

My commission expires _____

_____
Notary Public

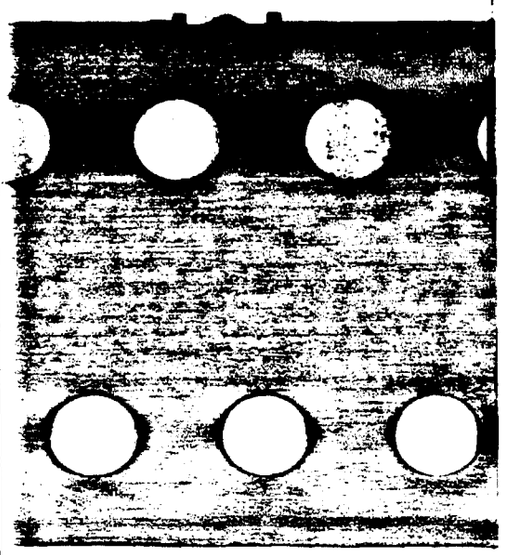
WARRANTY DEED

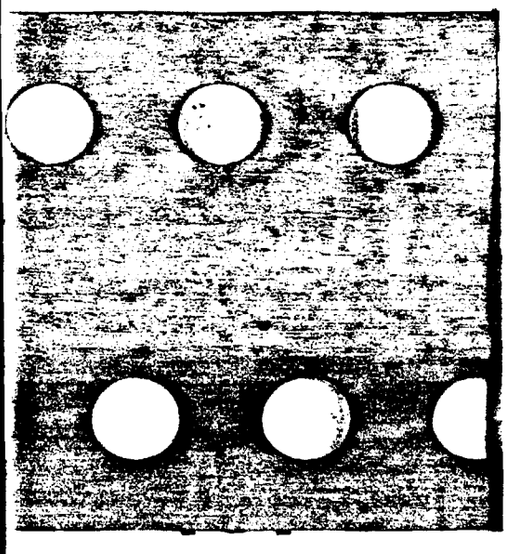
FROM
Joe A. Powell and wife, Myra Janet Powell

TO
Donald R. Binkley and wife, Susan Bess Binkley

RETURN TO:
CUMBERLAND TITLE COMPANY, INC.
25 Century Boulevard, Suite 405
Nashville, TN 37214

EDWARD SEDDON
ATTORNEY-AT-LAW
25 Century Boulevard, Suite 405
Nashville, TN 37214





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 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 53000.00
				CON TX 148.40
				PRFEE 0.50
				WDEED 6.00
				TOTAL 154.90
				CHECK 154.90
			06/29/88 01	08:16 0001 0798

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

446637

IDENTIFICATION REFERENCE

JUN 29 8 15 AM '88

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN

No. 107560