BOOK 7678 PAGE 658

WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Raybon Binkley and wife Patricia Binkley Rt 2 Box 823 Ashland City 37015	Same	040-003(part) Cheatham County 20-17 (part) Davidson County

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 53,000.00.

Raybon Binkley
Affiant

Subscribed and sworn to before me this 14th day of Oct. 1988.

Notary Public

My Commission Expires:
1/21/90

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledge, we, HARRY L. SWAIN, HEIR-AT-LAW OF KEVIN RAY SWAIN, and wife, JUNE RAY SWAIN, HEIR-AT-LAW OF KEVIN RAY SWAIN AND INDIVIDUALLY, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto RAYBON BINKLEY and wife, PATRICIA BINKLEY, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land partly in Davidson County and partly in Cheatham County, State of Tennessee, described as follows, to wit:

Land in the 14th Civil District of Davidson and 2nd Civil District of Cheatham Counties:

Beginning at the southwest corner of E. C. Bracey's property which is the northwest corner of this tract, at a marked point in the center of Spring Branch, 1210' due south of the original bench mark (black gun tree), and used as dividing line of Ray Bracey properties; thence South 3375'; thence east 825', south 660' to the center of Marrow Bone Creek; thence up center of said creek N 40° E 248' N 63° E 66', N 88° E 132', S 78° E 561', and N 60° E 169' more or less to the intersection of said Marrow Bone Creek and Mud Lick Creek; thence with said Mud Lick Creek the following calls: N 20° 42' E 186.62' to an iron pin; S 85° 52' W 79.09' to a stake; N 47° 30' W 89.73' to an iron pin; N 43° 05' W 230.53' to an iron pin; N 13° 20' W 200.41' to a stake; N 44° 30' E 154.86" to an iron pin; N 18° 13' E 148.8' to a point; N 0° 56' W 185.79' to an iron pin; N 15° 07' W 196.07' to a stake; N 2° 49' W 192.01' to an iron pin; N 32° 18' E 109.65' to a stake; N 21" 41' W 175.90' to an iron pin; N 32° 11' W 175.53' to a point; N 10° 02' E 114.79' to a stake; N 13° 28' W 221.98' to

a stake; N 23° 32' E 238.60' to an iron pin and N 9° 0' E 264.40' to an iron pin at the forks of Mud Lick Creek and a branch; thence with the center of said Mud Lick Creek the following calls: N 3° 30' E 243'; N 21° W 145'; N 21° W 99'; N 10° W 131'; N 39° W 133' and runs thence up a branch hollow the following calls: N 84° W 99'; N 81" 15' W 136'; N 76° 30' W 174'; N 32° W 128'; N 53° 30' W 154'; N 52° 30' W 89'; N 53° W 165'; N 49° W 235'; N 82° W 245'; and N 76° W 110' to a point in the center of the branch of the west boundary line of the Ray-Bracey properties to the point of beginning, containing 117 acres, more or less by estimation, and being Tract I according to unrecorded survey and deed drawing of H. L. Swain Land, dated 7-5-77 by Bruce Rainey and Associates.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance are mesne conveyances, Rights-of-Ways and easements of record in Book 1284, page 557, Book 1453, page 419, Book 2445, page 417 and 420, Book 3948, page 185, Book 2805, page 253, Book 3649, page 203 and Book 2272, page 285, Register's Office for Davidson County, Tennessee.

Subject to flow of Marrowbone and Mudlick Creeks.

Being the same property conveyed to Kevin Ray Swain and June Ray Swain, as tenants in common, by deed from Harry Lee Swain, Jr., and wife, Linda Nell Gray Swain, said deed being of record in Book 5175, page 610, Register's Office for Davidson County, and in Book 190, page 239, Register's Office for Cheatham County, Tennessee, the said Kevin Ray Swain having since died leaving Harry L. Swain and wife, June Ray Swain, his only Heirs-at-Law.

This is unimproved/improved property, known as_____

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, successors and assigns forever, and we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of Oct., 1988.

Harry L. Swain

Harry L. Swain

JUNE RAY SWAIN

By: June Ray Swain

Harry L. Swain

Her Attorney-in-Fact

By his attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of Oct, 1988, before me personally appeared HARRY L. SWAIN, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal, at office in Nashville, TN, this 14th day of Oct, 1988.

Teresa A. Smith
Notary Public

My Commission Expires:
1/21/90

7455 10/17 0101 03CHECK 184.40

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of Oct, 1988, before me personally appeared HARRY L. SWAIN, 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 JUNE RAY SWAIN, acknowledged that he executed the same as the free act and deed of the said JUNE RAY SWAIN.

Witness my hand and seal, at office in Nashville, TN, this 14th day of Oct, 1988.

Teresa A. Smith
Notary Public

My Commission Expires:
1/21/90

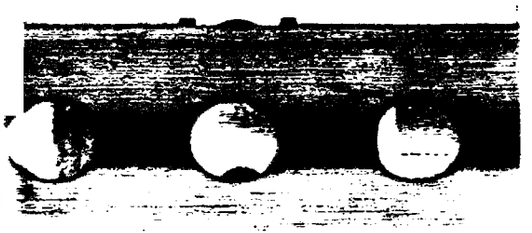
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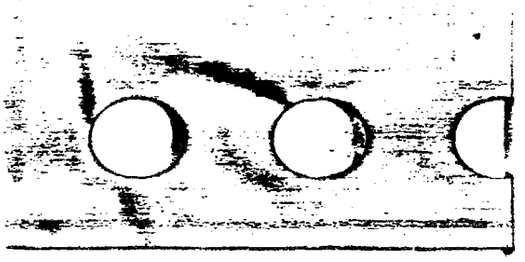
IDENTIFICATION REFERENCE

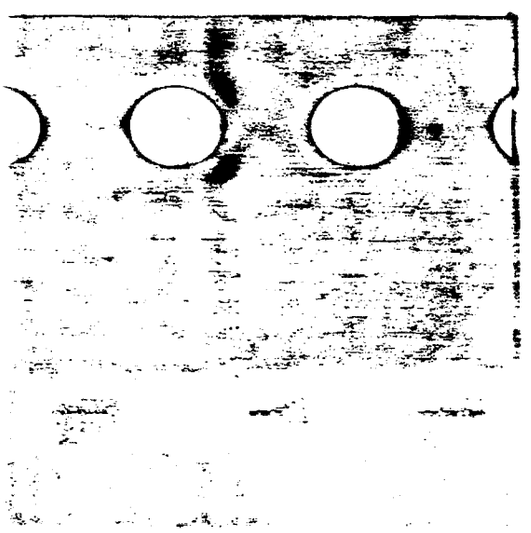
Oct 17 11 26 AM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

RUSH







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 174.90
				PRFEE 0.50
				WDEED 9.00
				TOTAL 184.40
				CHECK 184.40
10/17/88		01		11:30 0001 7455

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7:6:6:0:8

IDENTIFICATION REFERENCE

OCT 17 11 26 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 144243