STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,500.00

Elizabeth Binkley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 1989

Ollie Mae Parsley
Notary Public: Ollie Mae Parsley

MY COMMISSION EXPIRES: May 8, 1991

MORTGAGEE:
Mildred S. Megar
813 Linbard Lane
Birmingham, AL 35226

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
Elizabeth O. Binkley (NAME)	same (NAME)	MAP 61-4
1304 Haysboro Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 115
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	15DZ-25310

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, Mildred S. Megar, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth O. Binkley, a widow

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:

BEING part of Lot No. 4 on the unrecorded plan of Mrs. McGaughey's Subdivision of part of Tract No. 3 of A. J. McGaughey's Second Haysboro Subdivision, described according to a survey made by Harvey Gee, August 5th, 1950, as follows:

Beginning on the southerly margin of Haysboro Road, at the northeast corner of the property conveyed to D. M. Huffines and wife, by deed from Mrs. Viola D. Gourley of record in Book 1627, page 595, Register's Office for said County, being the corner of Lots Nos. 4 and 5; thence with the line between said two lots, southwardly 180 feet; thence eastwardly and parallel with the southerly margin of Haysboro Road, 99.6 feet to the line between Lots Nos. 3 and 4; thence with the line between said two lots, northwardly 180 feet to the southerly margin of Haysboro Road; thence with said Road, westwardly 100 feet to the beginning.

BEING the same property conveyed to William Robert Megar, Jr. and wife, Mildred S. Megar by deed from E.C. Nichols and wife, Lucile H. Nichols, of record in Book 1910, page 173, Register's Office for Davidson County, Tennessee.

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

This is unimproved ( ) X improved ( ) property, known as 1304 Haysboro Avenue, Nashville, TN 37216
(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 my hand this 4th day of January, 1989

Mildred S. Megar
Mildred S. Megar

STATE OF TENNESSEE }
County of Davidson }

BOOK 7744 PAGE 701

Ollie Mai Parsley

Personally appeared before me, ~~Mildred S. Megar~~, a Notary Public in and for said County and State, the within named Mildred S. Megar

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville this 4th day of January, 1989

Nashville, Tennessee, this 4th day of January, 1989

Commission expires May 8, 1991

Ollie Mai Parsley
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

3488 01/05 0101 03CHECK 268.85

WARRANTY DEED

FROM
MILDRED S. MEGAR

TO
ELIZABETH O. BINKLEY

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

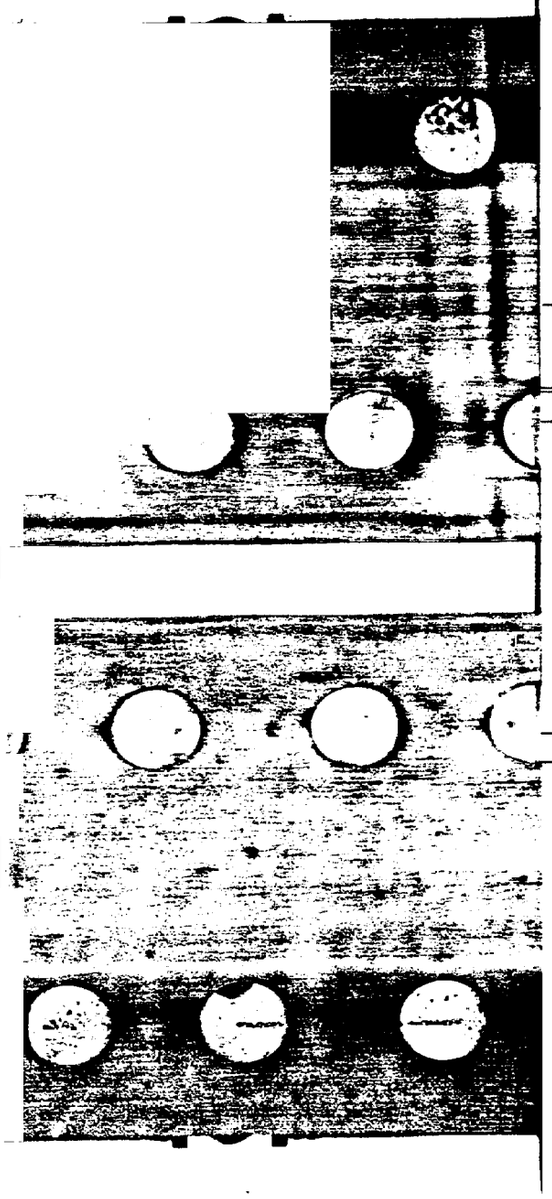
9911.2

IDENTIFICATION REFERENCE

JAN 5 9 47 AM '89

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

$1.50



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

RECEIVED OF _____

FOR _____

BOOK 7744 PAGE 702

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	79500.00
			CON TX	262.35
			PRFEE	0.50
			TDEED	6.00
			ERR	CO
			TDEED	6.00
			WDEED	6.00
			TOTAL	268.85
			CHECK	268.85

01/05/89 01 09:48 0001 3488

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9911.2

IDENTIFI REFERENCE

JAN 5 9 48 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 170177