THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
Bank of Goodlettsville, Suite 301
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

Mail

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Edward G. Binkley 1992 Springfield Highway Goodlettsville, TN 37072	SAME	Map: 2 Parcel: 36

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, EDWARD G. BINKLEY, joined by his Wife, BETTY L. BINKLEY and SAMMY RAY BINKLEY, joined by his Wife, WANDA G. BINKLEY, hereinafter referred to as the "GRANTORS", they bargained and sold, and by these presents they transfer and convey unto the said EDWARD G. BINKLEY and Wife, BETTY L. BINKLEY, hereinafter referred to as 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 a tract of land in the 10th Civil District of Davidson County, Tennessee, and being a portion of that property conveyed to Edward G. Binkley, & Sammy Ray Binkley in Book 6409, Page 763. R.O.D.C.T. More accurately described according to a survey by Tommy E. Walker, Registered Land Surveyor, TN Lic. #1465 as follows:

BEGINNING at an iron pin in the southerly margin of East End Road in the west line of Nicie W. Patterson (B. 5931, P. 475 RODCT) RODCT), said pin being the northeast corner of herein described tract; thence with said Patterson's west line S.01 17' 21" E., 782.81' to an existing stone in the north line of Pauline Mason (B. 4709, P. 328 RODCT); thence, with said Mason's north line, N. 77 30' 29" W., 932.15' to a set iron pin, corner to H. L. Adams (B. 1236, P. 632 RODCT); thence with said Adams west line N. 23 02'38" E., 809.44' to a set iron pin on the southerly margin of said East End Road; thence with said margin and curve to the left, (I - 60 53'14", R = 215.98', LC - 218.88', CB = S.61 54 09 E.), 229.52' to a point; thence S.88 09' 59" E., 129.61' to a point; thence with a curve to the right, (I = 21 37' 08", R = 691.20', LC = 259.26', CB = S.77 22' 58" E), 260.80' to the point of beginning containing 13.41 acres more or less.

Being a part of the same property conveyed to Edward G. Binkley and Sammie Ray Binkley by deed from Anna S. Binkley of record in Book 6409, Page 762, Register's Office for Davidson County, Tennessee.

It is the intend of the parties that the property hereinabove described be vested solely in the names of EDWARD G. BINKLEY and Wife, BETTY L. BINKLEY, as tenants by the entirety.

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 EDWARD G. BINKLEY, joined by his Wife, BETTY L. BINKLEY and SAMMY RAY BINKLEY, joined by his Wife, WANDA G. BINKLEY, the GRANTORS, they covenant with the said GRANTEES, that they lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except for 1989 State and County real property taxes which will be paid in full by the GRANTEES, when due and all other matters appearing of record.

And EDWARD G. BINKLEY, joined by his Wife, BETTY L. BINKLEY and SAMMY RAY BINKLEY, joined by his Wife, WANDA G. BINKLEY, the GRANTORS, they further covenant and bind their 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.

WITNESS our hands on this the 20 day of January, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Edward G. Binkley
EDWARD G. BINKLEY

Sammy Ray Binkley
SAMMY RAY BINKLEY

Betty L Binkley
BETTY L. BINKLEY

Wanda G. Binkley
WANDA G. BINKLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD G. BINKLEY, joined by his Wife, BETTY L. BINKLEY and SAMMY RAY BINKLEY, joined by his Wife, WANDA G. BINKLEY, the within named GRANTORS, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 20th day of January, 1989.

Patsy C. Davidson
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12/31/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $12,000.00.

Affiant

Sworn to and subscribed before me, this the 20th day of January, 1989.

Patsy C. Davidson
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

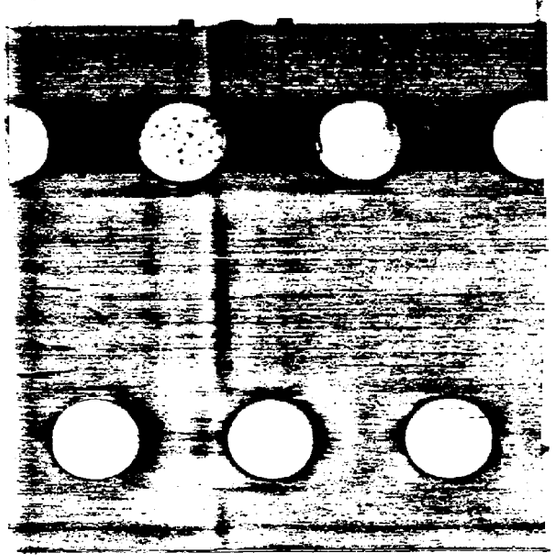
My Commission Expires: 12/31/89

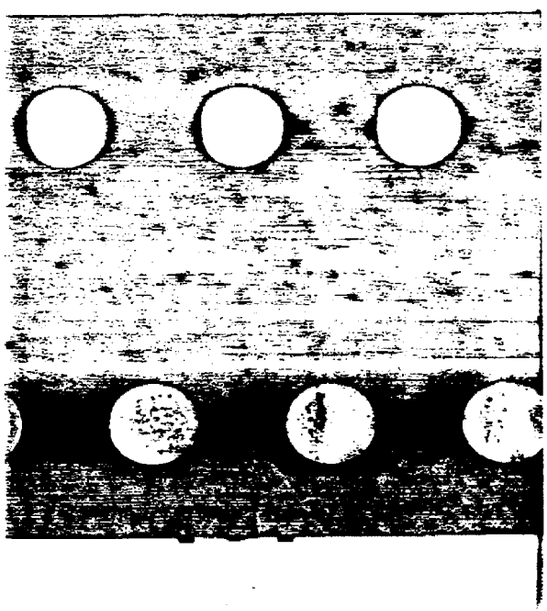
IDENTIFICATION REFERENCE

030811

FILED & WILSON JT REGISTER
DAVIDSON COUNTY, TN
Jan 23 10 10 AM '89

3140 01/23 0101 03CHECK 49.10





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

RECEIVED OF _____

FOR _____

BOOK 7756 PAGE 138

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
				CAMT 12000.00
				CON TX 39.60
				PRFEE 0.50
				WDEED 9.00
				TOTAL 49.10
				CHECK 49.10
			01/23/89 01	10:12 0001 8140

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03081

IDENTIFICATION REFERENCE

JAN 23 10 10 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 174771