Martin T. Binkley
471 Oakley Drive
Nashville, TN

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
MARTIN T. BINKLEY and wife, AVA B. BINKLEY 204 Treutland Avenue Nashville, TN 37207	~~Empire of America~~ ~~Realty Credit Corp.~~ ~~Two Empire Plaza~~ ~~100 Seneca Street~~ ~~Buffalo, NY 14203~~	Map 82-11 Parcel 37.00

This instrument prepared by: Robert J. Notestine, III, Attorney, 120 Donelson Pike, Suite 102, Nashville, TN 37214

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Joyce S. Kahn, an unmarried person, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Martin T. Binkley and wife, Ava B. Binkley (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, and described more particularly described as follows to-wit:

Being Lot Number 64 on the plan of John W. Bryan's addition to Edgefield of Record in Book 21, page 63, Register's Office for said County to which reference is made for a more complete description.

Being the same property conveyed to Joyce S. Kahn by deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 7822, Page 292, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 204 Treutland Avenue, Nashville, Tennessee 37207.

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $40,000.00.

Martin T. Binkley
Affiant

Subscribed and sworn to before me this 20th day of April, 1989.

Notary Public

My Commission Expires May 13, 1990

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 20th day of April, 1989.

Joyce S. Kahn
JOYCE S. KAHN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joyce S. Kahn, 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, Tennessee, this 20th day of April, 1989.

Notary Public

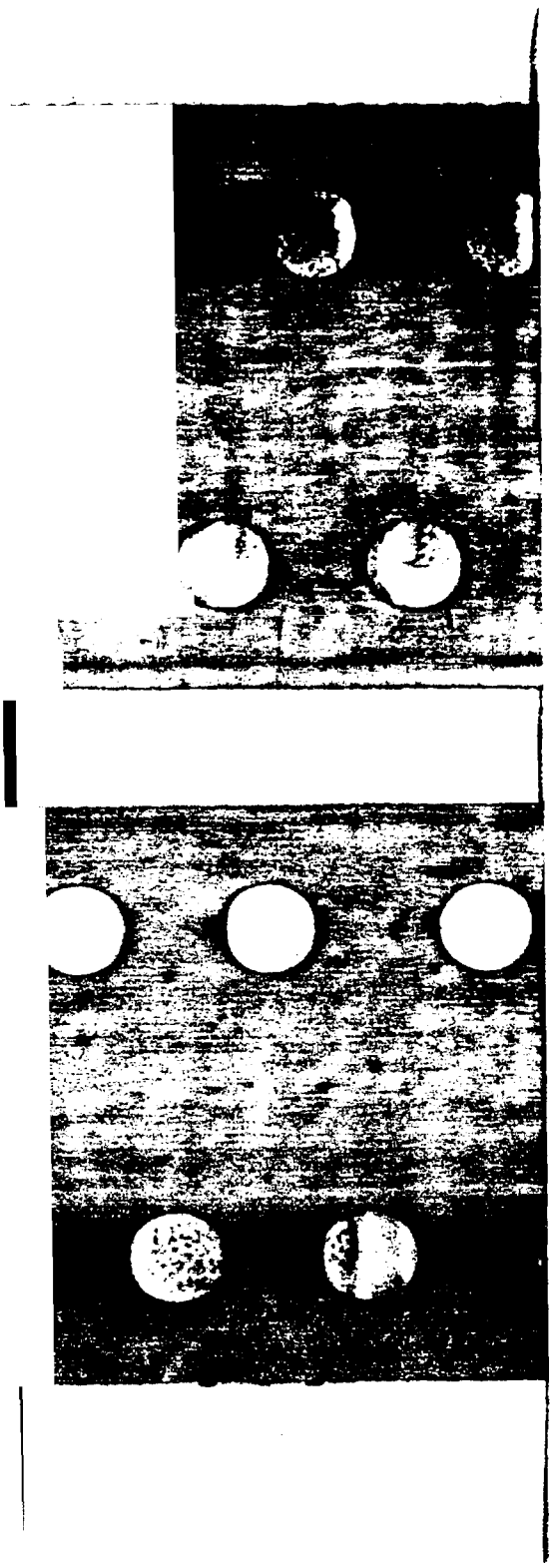
My Commission Expires: May 12, 1990

NOTARY PUBLIC

28386

APR 27 2 36 PM '89

9898 04/27 0101 03CHECK 138.50



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

RECEIVED OF _____

FOR _____

BOOK 7826 PAGE 863

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	40000.00
CON TX	132.00
PRFEE	0.50
WDEED	6.00
TOTAL	138.50
CHECK	138.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/27/89 01 14:37 0001 9898

28386

IDENTIFICATION REFERENCE

APR 27 2 36 PM '89

No. 204230