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

WARRANTY DEED

BOOK 7851 PAGE 306

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR. NO.
Richard C. Binkley, et ux 504 Geneva Drive Goodlettsville, TN 37072	NEW OWNER	12 136 10D 51555

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 which is hereby acknowledged, ROBERT H. CROUCH, JR., AND WIFE, LAYNE CROUCH and RENEE HOFFMAN, A SINGLE WOMAN, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do hereby transfer and convey unto RICHARD C. BINKLEY AND WIFE, MARGIE H. BINKLEY, hereinafter referred to as the "GRANTEE", their heirs, representatives and assigns, all of that certain tract or parcel of land located in DAVIDSON County, State of Tennessee, and described as follows, to-wit:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 24 on a survey dated May 13, 1986, by Richard C. Kessinger, Surveyor, Number 1038, Job Number 86-113, and more specifically described as follows:

BEGINNING at an iron pin in the southerly margin of Baker Road (said point being South 58 deg. 21 min. 14 sec. West 163.93 feet; thence in a westerly direction on a curve having a radius of 311.50 feet, a tangent of 222.08 feet and a delta angle of 70 deg. 58 min. 23 sec. for a distance of 385.86 feet; thence, North 46 deg. 09 min. 44 sec. West, 81.89 feet to a point; thence, North 46 deg. 09 min. 44 sec. West 120.00 feet to a point; thence, in a westerly direction on a curve having a radius of 595.21 feet, a tangent of 196.11 feet and a delta angle of 36 deg. 28 min. 20 sec. for a distance of 378.88 feet; thence, North 86 deg. 35 min. 19 sec. West 141.00 feet from the southwesterly corner of the intersection of Baker Road and Old Dickerson Pike); thence, South 5 deg. 54 min. 41 sec. West 921.02 feet to an iron pin; thence, North 84 deg. 06 min. 48 sec. West 250.00 feet to an iron pin; thence, North 5 deg. 54 min. 41 sec. East 910.21 feet to an iron pin in the southerly margin of Baker Road; thence, with said margin of said road South 86 deg. 35 min. 19 sec. East 250.24 feet to the point of beginning and containing 5.26 acres, more or less.

BEING the same property conveyed to Robert H. Crouch, Jr. and wife, Renee H. Crouch by deed from Annie Mai Leeman Tarpley, Lillian Novella Leeman Gregory, Ella Belle Leeman Arrowood and John Thomas Leeman of record in Book 6882, page 267, Register's Office for Davidson County, Tennessee; the said Robert H. Crouch, Jr. and Renee H. Crouch have since divorced, and Renee H. Crouch having been restored the use of her maiden name of Renee Hoffman. Robert H. Crouch, Jr. and Renee Hoffman now hold title as tenants in common as a result of said divorce, each with a one-half undivided interest in the property herein described.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEE, their heirs, representativaes and assigns, forever.

And, GRANTOR does covenant with the said GRANTEE, that they are 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 as follows:

1. State and County taxes for the year 1989, which have been prorated between the parties and are assumed by the GRANTEE herein.

2. Restrictive covenants of record in Book 6882, page 267, said Register's Office.

3. Easement for right-of-way granted to Southern Bell Telephone & Telegraph Company, of record in Book 1118, page 463, said Register's Office.

4. Easement for right-of-way granted for public roads to Davidson County, Tennessee, of record in Book 1634, page 623, said Register's Office.

And GRANTOR further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

LAYNE CROUCH, spouse of ROBERT H. CROUCH, JR., joins in the execution of this Deed to convey any and all of her right, title and interest she may have in and to the property described herein, marital or otherwise; however, she shall not be liable for any of the warranties hereinabove recited.

WITNESS our hands on this the 23rd day of MAY, 1989.

Robert H Crouch
ROBERT H. CROUCH, JR.

Layne Crouch
LAYNE CROUCH

Renee Hoffman
RENEE HOFFMAN
a/k/a Renee H. Crouch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT H. CROUCH, JR. AND WIFE, LAYNE CROUCH and RENEE HOFFMAN a/k/a RENEE H. CROUCH, 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 this the 23rd day of MAY, 1989.

Deborah K. Holt
NOTARY PUBLIC

My Commission Expires: July 11, 1992

DEBORAH K. HOLT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

* * * * * * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 43,000.00.

Affiant

Sworn to and subscribed before me, this the 31st day of MAY, 1989.

NOTARY PUBLIC

My Commission Expires: Jan 11, 1992

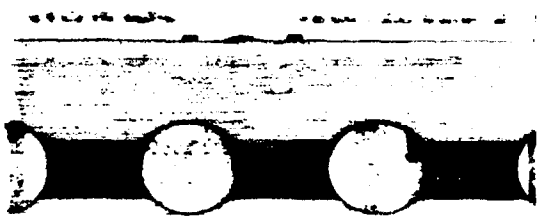
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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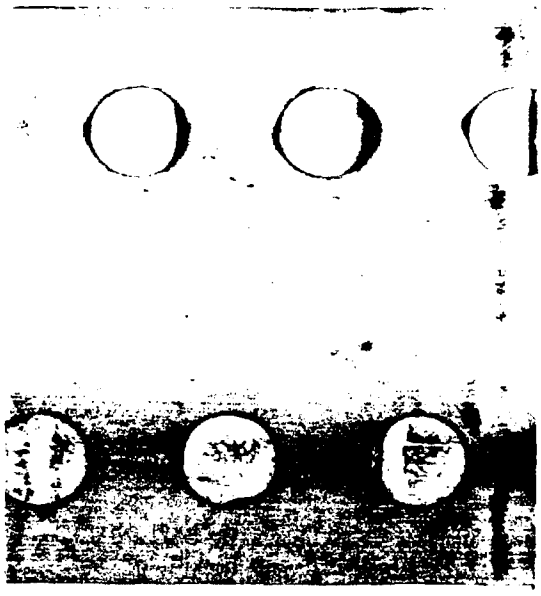
36603

REGISTER'S OFFICE

MAY 30 9 38 AM '89







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7851 PAGE 309

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 43000.00
CON TX 141.90
PRFEE 0.50
WDEED 9.00
TOTAL 151.40
CHECK 151.40

05/30/89 01 09:41 0001 0568

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36603

TENNESSEE REFERENCE

MAY 30 9 38 AM '89

No. 213934