STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 181,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY, 19 89

Notary Public

MY COMMISSION EXPIRES: 07/14/92

(AFFIX SEAL)

BOOK 7852 PAGE 214

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN FEDERAL S & L ASSN., P.O. BOX 995, NASHVILLE, TN 37202-0993

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
JOE P.BINKLEY, SR. etux (NAME)	METROPOLITAN FEDERAL S & L ASSN (NAME)	109-220 4DI9342
1435 STEWARTS FERRY PIKE (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 995 (STREET ADDRESS)	109-140 4D-19350
HERMITAGE, TN 37076 (CITY) (STATE) (P.O. ZIP)	NASHVILLE, TN 37202-0993 (CITY) (STATE) (ZIP)	

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 JOHNNY L. HENLEY and wife, JANICE M. HENLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE P. BINKLEY, SR., and wife, DONNA T. BINKLEY

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO.

This conveyance is subject to 1989 taxes which have been pro-rated. The Plan of record in Book 5800, page 121, said Register's Office, shows an Owners Certificate, certain setback lines, easements and certain notes. Easement for deposal area as described by instrument of record in Book 5963, page 839. Agreement to maintain the ingress and egress easement to serve Lot No. 1 as of record in Book 5963, page 835, said Register's Office for Davidson County, Tennessee.

0910 05/30 0101 03CHECK 606.80

3691

MAY 30 4 10 PM '89

unimproved ( ) This is improved (X) property, known as 1435 STEWARTS FERRY PIKE, HERMITAGE, TN 37076
(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 our hand s this 26th day of MAY, 1989

x Johnny L. Henley
JOHNNY L. HENLEY

x Janice M. Henley
JANICE M. HENLEY

STATE OF TENNESSEE }
Davidson County }

BOOK 7852 PAGE 215

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHNNY L. HENLEY and wife, JANICE M. HENLEY

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 26th day of MAY, 1989.

June E. Atkinson
Notary Public

Commission Expires 07/14/92

STATE OF TENNESSEE }
Davidson County }

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

EXHIBIT "A"

Tract I: Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Stewart Hills Subdivision, of record in Book 5800, page 121, said Register's Office, to which reference is hereby made for a more complete description.

Included in the above lot description and in this conveyance are a permanent 25 foot access and utility easement and a 10 foot electric power line easement, which easements are contiguous and run from the South margin of the said lot South to Stewarts Ferry Pike, and, further, a sewage soil absorption system easement, along with easement for disposal area as set out in Book 5963, page 839, said Register's Office, all of which easements are more fully described in a Subdivision Plat of record in Book 5800, page 121, Register's Office of Davidson County, to which plat reference is here made.

Being the same property conveyed to Johnny L. Henley and wife Janice M. Henley by deed from Sally Foster Stewart and Dwight Ernest Hill of record in Book 5972, page 170, Register's Office for Davidson County, Tennessee.

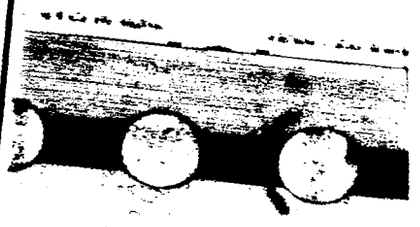
Tract II: Land in Davidson County, Tennessee, being a part of the land described according to a survey by James L. Terry, Tennessee Registered Land Surveyor Number 563, dated March 16, 1981, and described as follows:

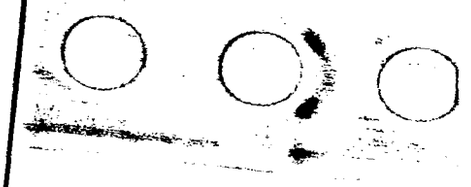
Beginning at a point in the northerly margin of Stewarts Ferry Road, said point being 669.90 feet, more or less, east of the intersection of said road and Old Hickory Boulevard, and also being the southeast corner of the property of Jerry Luper, as of Record in Book 4948, page 523, Register's Office for Davidson County, Tennessee; and leaving said road and running with a fence North 9 deg. 22 min. 20 sec. East 514.25 feet to the southwest corner of the property of Johnny L. and Janice M. Henley, of Record in Book 5972, page 170; thence north 79 deg. 17 min. 55 sec. West 362.34 feet to a point in the southwest corner of the property of Jerry F. and Marie Tickle, of Record in Book 6117, page 865; thence North 74 deg. 43 min. 7 sec. West 379.84 feet to a point in the westerly margin of the property of Mrs. Daisy Bass Groom, of Record in Book 4199, page 441; thence South 9 deg. 24 min. 15 sec. West 756.25 feet to a point in the northerly margin of Stewarts Ferry Road; thence running with said margin North 71 deg. 59 min. West 82.93 feet to a point; thence continuing with the said margin North 7 deg. 49 min. radius 3096.09, T equals 211.52, 422.39 feet to a point in said margin; thence continuing with the said margin North 63 deg. 32 min. 59 sec. West 253 feet to the point of beginning, containing 10.22 acres, more or less.

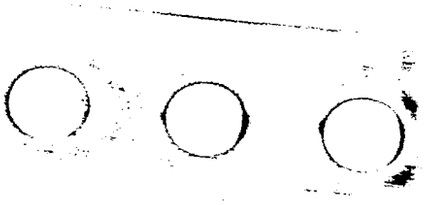
Included in the above description and this conveyance are a permanent 25 foot access and utility easement and a 10 foot electric power easement, which easements are contiguous and run, generally, from the northerly border of said lot to Stewarts Ferry Road, and, further, a sewerage soil absorption system easement, all of which easements are more fully described in a Subdivision Plat of Record in Book 5800, page 121, said Register's Office, to which plat reference is here made.

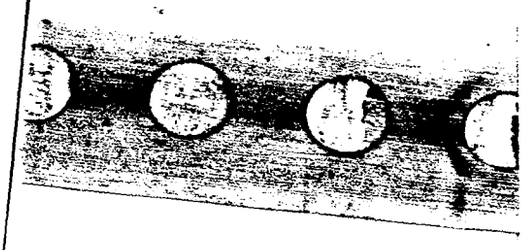
Being the same property conveyed to Johnny L. Henley and wife Janice M. Henley by deed from Sally Foster Stewart and Dwight Ernest Hill, of record in Book 6771, page 312, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This
Document Unsatisfactory When Received.









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7852 PAGE 217

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 181000.00
CON TX 597.30
PRFEE 0.50
MDEED 9.00
TOTAL ~~606.80~~
CHECK ~~606.80~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/30/89 01 16:11 0001 091(

3690 U I

IDENTIFICATION

MAY 30 4 10 PM '89

FELIX Z. WILSON, II
REGISTER DAVIDSON COUNTY

No. 21427

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Is Unsatisfactory In This Document When Received