THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Martin T. Binkley, Jr.
5784 Stonebrook Drive
Brentwood, TN 37027

MORTGAGEE:
Troy & Nichols, Inc.

P.O. Box 4025
Monroe, LA 71211-4025

MAP-PARCEL NUMBERS:
160-14D
04300
06DU 79584

WARRANTY DEED

BOOK 7965 PAGE 914

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Melissa Ann Metke Munson and Heidi Lee Metke Staggs

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Martin T. Binkley, Jr.

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 5784 on the plan of Brentwood Trace Condominiums, Section Two, of record in Book 5200, pages 376 and 377, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Edward Joseph Metke, Melissa Ann Metke and Heide Lee Metke, as joint tenants with rights of survivorship by deed from Haury & Smith Contractors, Inc. of record in Book 6000, page 372, said Register's Office. Edward Joseph Metke has since died leaving property vested in Melissa Ann Metke and Heidi Lee Metke.

The property herein conveyed is subject to the restrictions, easements, liens

7-5955 IDENTIF. REFERENCE Oct 23 11 53 AM '89 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

8036 10/23 0101 03CHECK 198.10

This is (xx)improved property, known as 5784 Stonebrook Drive, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 20th day of October, 1989.

Heidi Lee Metke Staggs
Heidi Lee Metke Staggs

Melissa Ann Metke Munson
Melissa Ann Metke Munson
By: Heide Lee Metke Staggs,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20th day of October, 1989, before me personally appeared Heidi Lee Metke Staggs, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that s/he executed the same as her free act and deed.

PERRY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7965 PAGE 915

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 57,000.00.

_____
Affiant

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

My Commission Expires: 9/26/92

_____
Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 Heidi Lee Metke Staggs, 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 on behalf of Melissa Ann Metke Munson as her Attorney in Fact, as the free act and deed of the within named Melissa Ann Metke Munson. Witness my hand and official seal at Nashville, TN, this 20th day of October, 1989.

My Commission Expires: 9/26/92

_____
Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
Melissa Ann Metke Munson and Heidi Lee Metke Staggs

to:
Martin T. Binkley, Jr.

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Heidi Lee Metke Staggs

Affiant

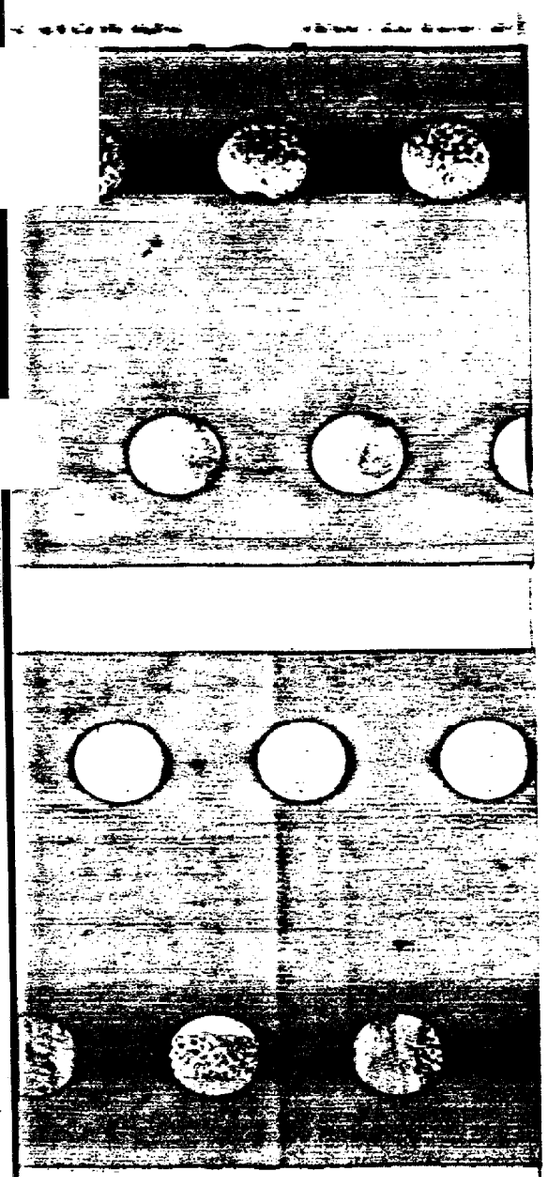
Heidi Lee Metke Staggs

Sworn to and subscribed before me this 20th day of October, 19 89.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 9/26/92



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 57000.00
CON TX 188.10
PRFEE 1.00
WDEED 9.00
TOTAL 198.10
CHECK 198.10

10/23/89 01 11:55 0001 8036

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5955

IDENTIF. REFERENCE

OCT 23 11 53 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 260169