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

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Edward C. Binkley, et ux 1992 Springfield Hwy. Goodlettsville, TN 37072	SAME	2/ 11

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, HENRY HAROLD GILLIAM and wife, MELBA JEAN GILLIAM, and HOWARD WELCH and wife, WANDA WELCH, hereinafter referred to as the "GRANTORS", has bargained and sold, and by these presents do transfer and convey unto the said EDWARD C. 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:

BEGINNING at a concrete monument in the southwest margin of U.S. Highway 41, said monument being South 60 degrees 00'00" West, 8.32 feet from the southeast corner of Edward C. Binkley property (Deed Book 5643, Page 458, Register's Office for Davidson County, Tennessee), and being the most northeasterly corner of the herein described tract; thence with the margin of said Highway South 15 degrees 37' 42" East, 365.54 feet to a concrete monument; thence South 20 degrees 08' 09" West, 140.60 feet to a concrete monument; thence South 29 degrees 58' 48" East, 70.36 feet to a concrete monument; thence North 76 degrees 52' 26" East, 204.97 feet to a concrete monument; thence South 29 degrees 35' 51" East, 350.47 feet to a concrete monument; thence South 49 degrees 35' 50" East, 42.00 feet to a concrete monument; thence South 36 degrees 30' 00" East, 145.14 feet to a concrete monument; thence south 47 degrees 36' 00" West 70.00 feet to a concrete monument; thence South 47 degrees 49' 20" East, 156.45 feet to a set iron pin corner to Shepherd & Arnold (Deed Book 7658, Page 722 Register's Office for Davidson County, Tennessee); thence leaning said margin with said Shepherd's northeast line North 63 degrees 00' 19" West, 1127.13 feet to an existing iron post; thence North 14 degrees 10' 56" West, 330.94 feet to an existing iron post; thence North 59 degrees 02' 45" East, 518.79 feet to the point of beginning containing 9.55 acres, more or less.

Being the same property conveyed to Howard Welch and wife, Wanda Welch a one-half interest and to Henry Harold Gilliam and wife, Melba Jean Gilliam a one-half interest by deed from Howard Welch and wife, Wanda Welch of record in Book 6339, Page 714, Register's Office for Davidson County, Tennessee.

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, her, heirs and assigns, forever.

And WE, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. 1989 property taxes, due and payable, which have been prorated between the parties, and which will be paid in full by the GRANTEES when due.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 6th day of December, 1989.

HOWARD WELCH

EDWARD C. BINKLEY

WANDA WELCH

BETTY L. BINKLEY

HENRY HAROLD GILLIAM

MELBA JEAN GILLIAM

IDENTIFICATION REFERENCE

DAVIDSON COUNTY, TN

Dec 22 10 44 AM '89

91341

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Howard Welch and wife, Wanda Welch and Henry Harold Gilliam and wife, Melba Jean Gilliam and Edward C. Binkley and wife, Betty L. Binkley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 6th day of December, 1989.

NOTARY PUBLIC

My Commission Expires: 12/31/89

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 $14,325.00.

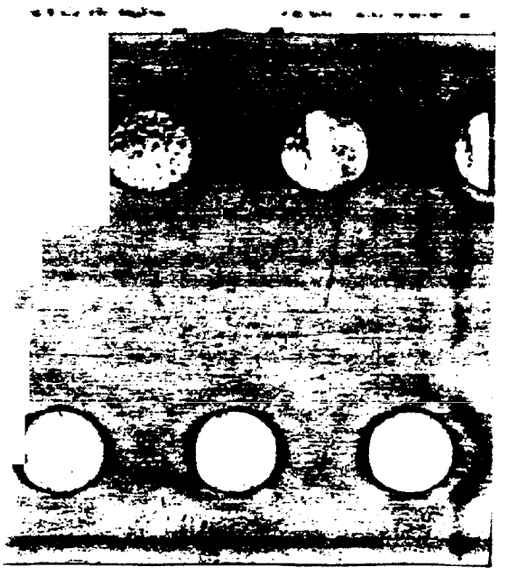
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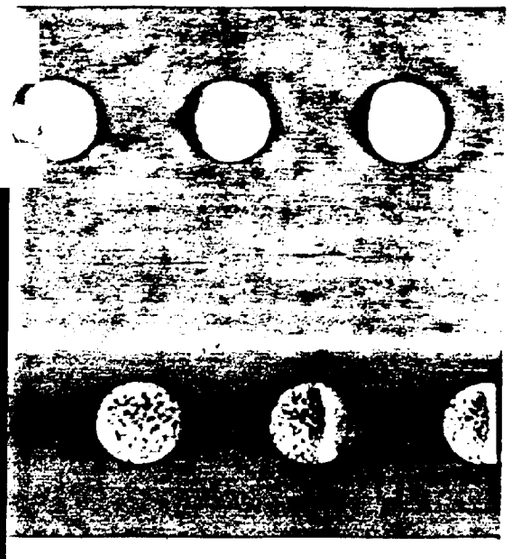
Sworn to and subscribed before me, this the 6th day of December, 1989.

NOTARY PUBLIC

My Commission Expires: 12/31/89

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8010 PAGE 626

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91341

IDENTIFI REFERENCE

Dec 22 10 44 AM '88

DAVIDSON COUNTY, TN

No. 278305

RECORDER'S MEMO

Legibility of writing, typing or printing for this Document Unsatisfactory when Received