File 1

FORM NO. WD-1

BOOK 8011 PAGE 944

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

x Paul Louis Binge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 19 89.

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Paul Louis Binge (NAME)	Troy & Nichols, Inc. (NAME)	123-00-0
1757 Bakers Grove Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 4025 (STREET ADDRESS)	091.00
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Monroe, LA 71211 (CITY) (STATE) (ZIP)	04D 92348

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, Douglass F. Morgan and Carolyn P. Morgan, unmarried persons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul Louis Binge and wife, Rebecca H. Binge

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, described according to a survey of John Kohl, dated February 23, 1987, as follows:

Beginning at a point North 87 degrees 31' 36" West 186.60 ft. from the West boundary of Bakers Grove Road; thence North 81 degrees 56' 33" West 630.00 ft. to a point; thence North 1 degree 18' 15" East 86.92 ft. to a point; thence North 73 degrees 58' 33" West 189.41 ft. to a point; thence North 8 degrees 9' 34" West 45 ft. to a point; thence North 35 degrees 39' 57" East 353.40 ft. to a point; thence South 77 degrees 37' 45" East 129.41 ft. to a point; thence South 52 degrees 58' 42" East 551.84 ft. to a point; thence South 24 degrees 50' 36" East 178.85 ft. to the point of beginning, along with a 50 ft. easement a drive and water line to Bakers Grove Road.

Being the same property conveyed to Douglass F. Morgan and wife, Carolyn P. Morgan by deed of record in Book 7157, Page 93 and re-recorded in Book 7213, Page 870, Register's Office for Davidson County, Tennessee.

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

DAVIDSON COUNTY, TN
DEC 27 11 52 AM '89
IDENTIFICATION REFERENCE
9 1 7 3 5

unimproved ( ) This is improved (X) property, known as 1757 Bakers Grove Road, 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 21st day of December, 19 89

Douglass F. Morgan

Douglass F. Morgan

Carolyn P. Morgan

Carolyn P. Morgan

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, ~~the undersigned~~ _____, a Notary Public in and for said County and State, the within named, ~~Douglass F. Morgan and Carolyn~~ P. Morgan, unmarried persons _____

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 Antioch, Tennessee, this ~~21st~~ day of December, 19 89.

Notary Public

Commission Expires October 9, 1991

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
Douglass F. Morgan and Carolyn P. Morgan, unmarried persons

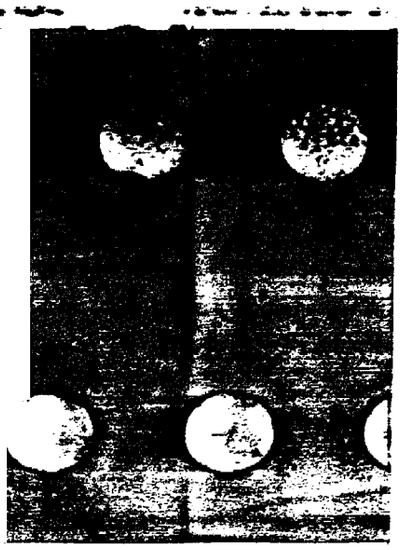
TO
Paul Louis Binge and wife, Rebecca H. Binge

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

7655 12/27 0101 03CHECK 419-50

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

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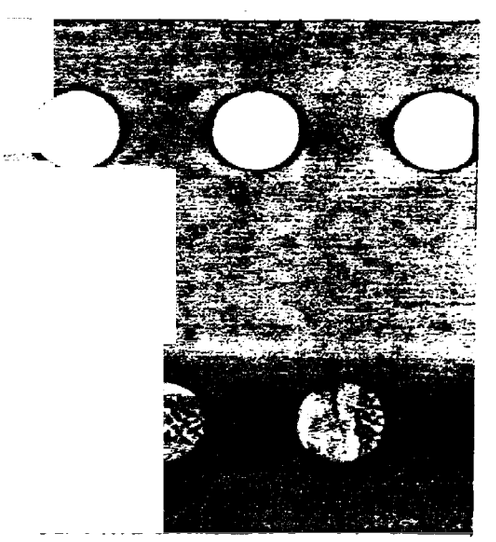
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	125000.00
CON TX	412.50
PRFEE	1.00
WDEED	6.00
TOTAL	419.50
CHECK	419.50

12/27/88 01 11:52 0001 7655

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



9.1.7.3.5.

IDENTIFICATION REFERENCE

DEC 27 11 52 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 278775