BOOK 8014 PAGE 588

WARRANTY DEED

This instrument prepared by:

George D. Binkley
416 Glenpark Drive
Nashville, Tennessee 37217

Address of New Owner(s):	Send Tax bills to:	Map-Parcel Nos.
Earl J. Dyer, et ux		8-122 .
7425 Harper Road	Same	.
Joelton, Tenn. 37080		.
		.

92629

IDENTIFICATION REFERENCE

DEC 29 13 45 AM '88

DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 10,000.00 .

George D. Binkley
Affiant

subscribed and sworn to before me this 29th day of DECEMBER 1988.

Notary Public

My Commission Expires: March 20, 1992

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, LUCILLE BINKLEY, widow of L. Neal Binkley, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto EARL J. DYER and wife, CAROL E. DYER, hereinafter referred to as Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A One-Sixth (1/6) interest in and to the following described property:

A tract of land partially in the 1st Civil District of Davidson County, more particularly described as follows: Beginning at an iron pin in the West margin of Harper Road said point being N 3 deg 37' E 315' from an iron pin with sugar tree pointer, being the original southeast corner of L. Neal Binkley 100 plus acre tract; thence leaving Harper Road and severing Binkley's 100 plus acre tract N 68 deg W 1026.0' to an iron pin with white oak pointer; thence N 10 deg 35' E 1000.0' to an iron pin; thence N 16 deg 10' E 880.82' to a set stone and fence corner in the original north boundary line of Binkley 100 plus acre tract and being Steve Leibfritz (heirs) southeast corner and Alvin Hawkins southwest corner; thence with the original north boundary line of said 100 plus acre tract, Alvin Hawkins south line S 85 deg E 661.2' to an iron post corner to Hawkins; thence with the original east boundary line of Binkley 100 plus acre tract, Hawkins west line, to a point in the westerly margin of Harper

Road, continuing with same S 3 deg 37' W 2,160.0' in all to a point of beginning, containing 39.23 acres.

Being a part of a 100 plus acre tract conveyed to L. Neal Binkley and wife, Lucille Binkley fron Olive Harris by deed of record in Book 77, page 611, Register's Office of Cheatham County, Tennessee.

This is unimproved/improved property, known as 7425 Harper Road, Joelton, Tennessee 37080.

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 I 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, except as hereinabove set forth.

AND I do further covenant and bind myself, and my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29 day of December, 1989.

LUCILLE BINKLEY

By: George D Binkley
George David Binkley,
Her Attorney-in-Fact by virtue of Power of Attorney of record in Book 6420, page 745, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

8771 12/29 0101 01CASH 40.00

On this 29th day of December, 1989, before me personally appeared GEORGE DAVID BINKLEY, Attorney-in Fact, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of LUCILLE BINKLEY, acknowledged that he executed the same as the free act and deed of said LUCILLE BINKLEY.

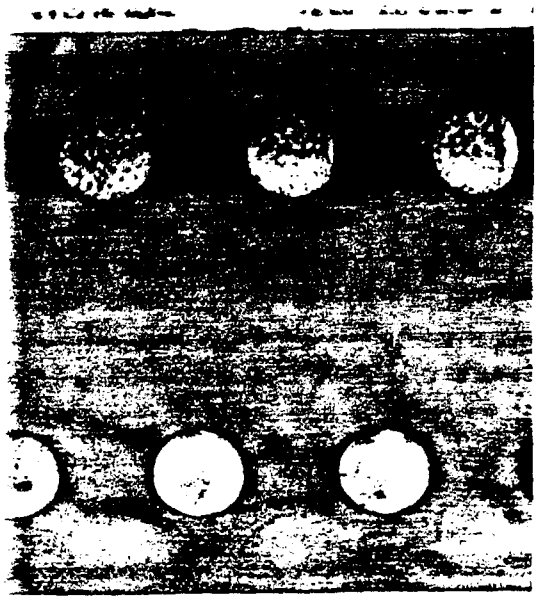
Witness my hand and seal at office in Nashville, Tennessee, this 29th day of December, 1989.

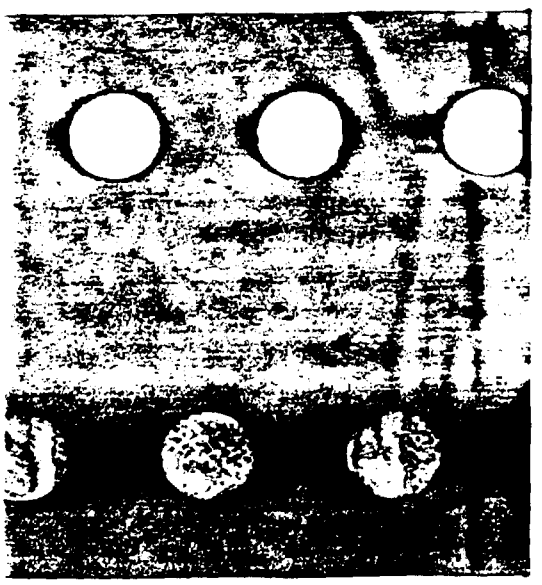
Notary Public

My Commission Expires:

My Commission Expires May 20, 1992

Being the sixth of six parts of the same property conveyed to Earl J. Dyer and wife Carol E. Dyer by deeds from L. Neal Binkley and wife, Lucille Binkley of record in Book 6420, page 746: Book 6833, page 207; Book 7015, page 203; Book 7385, page980 and Book 7655, page 986, Register's Office for Davidson County, Tennessee.





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 10000.00
CON TX 33.00
PRFEE 1.00
MISC 5.00
TOTAL 41.00
CASH 40.00
12/29/89 01 10:44 0001 8771

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92629

IDENTIFICATION REFERENCE

Dec 29 10 45 AM '89

DAVIDSON COUNTY, TN

No. 270178