Mail

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

WARRANTY DEED

BOOK 8044 PAGE 514

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Judd D. Sulcer 417 Gates Road Goodlettsville, TN 37072	Same as New Owner	Map 49 Parcel 138.04 ID#14DZ 19250

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, CHARLES BINKLEY and ANDY REGG, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JUDD D. SULCER, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by John Kohl, surveyor, dated May 13, 1977, as follows:

Beginning at a point in the center of Buena Vista Pike, 643.1 feet more or less south of the centerline of a concrete bridge crossing Whites Creek, being the southwest corner of the property conveyed to William True, by deed of record in Book 3832, Page 519, Register's Office for said County; thence with True's southerly line, easterly 395 feet more or less to the center of Whites Creek; thence with the center of the same South 26 degrees 30' East 88.4 feet; South 54 degrees 50' East 130 feet; thence leaving said Creek and along the northerly line of the property conveyed to Evilcizer by deed of record in Book 3649, Page 231, westerly 505 feet more or less to a point in the center of Buena Vista Pike; thence with the same north 14 degrees west 147.3 feet to the point of beginning.

Being the same property conveyed to Charles Binkley and Andy Regg by deed from Billy Bushulen, Substitute Trustee of record in Book 7955, Page 164, Register's Office for Davidson County, Tennessee.

Dorothy Binkley, spouse of Charles Binkley, and Wilma M. Regg, spouse of Andy Regg, join in the execution of this document for the purposes of relinquishing any and all of their marital rights they may have in the said property, but not further or otherwise.

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, his heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, 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. Taxes for the year 1990, which are a lien, but not yet due and payable.

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, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 9th day of February, 1990.

CHARLES BINKLEY

DOROTHY BINKLEY

ANDY REGG

WILMA M. REGG

JUDD D. SULCER

2409 02/13 0101 03CHECK 119.20

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES BINKLEY and wife, DOROTHY BINKLEY, and ANDY REGG and wife, WILMA M. REGG, and JUDD D. SULCER, a single man, 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 9th day of February, 1990.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $34,000.00.

Affiant

Sworn to and subscribed before me, this the 9th day of February, 1990.

NOTARY PUBLIC

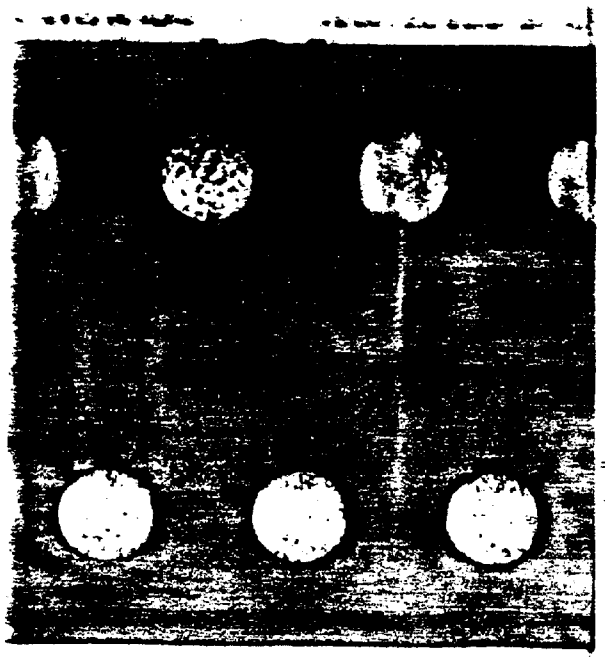
My Commission Expires: 12/29/93

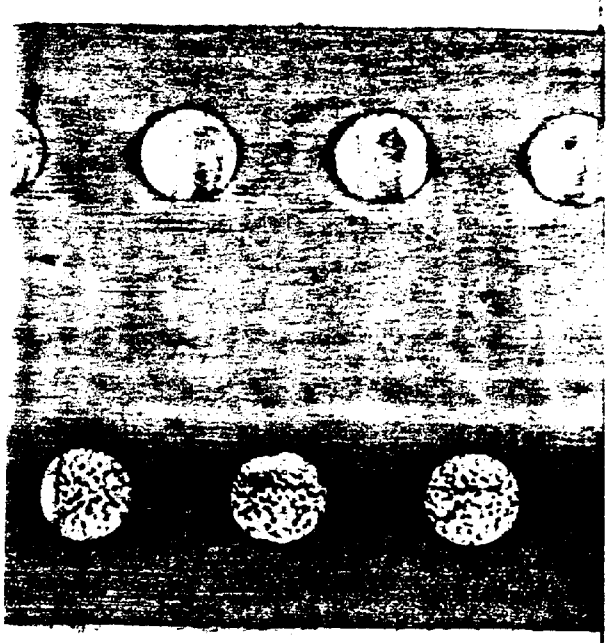
03459

IDENTIF. TREFERENCE

FEB 13 10 17 AM '90

DAVIDSON COUNTY TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8044 PAGE 516

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 34000.00
CON TX 112.20
PRFEE 1.00
WDEED 6.00
TOTAL 119.20
CHECK 119.20

02/13/90 01 10:16 0001 2409

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03459

IDENTIF. REFERENCE

FEB 13 10 17 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 292414