file box 8/jcb

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

ADDRESS NEW OWNER:
James A. Binkley
103 Asbee Court
Goodlettsville, TN 37072

MORTGAGEE:
Sears Mortgage Corporation
2500 Lake Cook Road
Riverwoods, IL 60015

MAP-PARCEL NUMBERS:
26-6-077

GO 20398

WARRANTY DEED

BOOK 8206 PAGE 815

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, Malcolm L. Howerton and wife, Jasmine Howerton,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James A. Binkley and spouse, Mary E. Binkley

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:

LAND in Davidson County, Tennessee, being Lot No. 131 on the plan of Resubdivision of Windsor Green Phase I, Section II, Lots 130-133, of record in Book 6050, Page 159, Register's Office for said County.

SAID Lot No. 131 fronts 56.20 feet on the westerly margin of Asbee Court and extends back 87 feet on the northerly line and 95.76 feet on the broken southerly line to a dead line in the rear, measuring 66.00 feet thereon.

BEING the same property conveyed to Malcolm L. Howerton, unmarried, by deed from Randall Phillips Builders, Inc., of record in Book 6555, Page 206, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to covenants, conditions and restrictions of record in Book 6406, Page 929, Book 6406, Page 942, and Book 6406, Page 950, Register's Office for Davidson County, Tennessee.

6 1: 2 8 0
IDENTIF. REFERENCE
OCT 1 12 10 PM '90
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

5353 10/01/0101 033-0139 264.40

This is (an) improved property, known as 103 Asbee Court, Goodlettsville, TN 37072.

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 23 day of July, 1990.

Malcolm L. Howerton
Malcolm L. Howerton

Jasmine Howerton
Jasmine Howerton

STATE OF North Carolina
COUNTY OF Mecklenburg

On this 23 day of July, 1990, before me personally appeared Malcolm L. Howerton and Jasmine Howerton, 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 they executed the same as their free act and deed.

NOTARY PUBLIC

Sadie R. Cassell
Notary Public

My Commission Expires: My Commission Expires January 31, 1993

STATE OF TENNESSEE
COUNTY OF _____

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

BOOK 8206 PAGE 816

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 78,000.00.

James A. Binkley
Affiant

Subscribed and sworn to before me, this the 28th day of September, 19 90.

My Commission Expires: 9/26/92

Notary Public

PETSY WILKINS, N.P.
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

WARRANTY DEED

from:
MALCOLM L. HOWERTON, ET UX

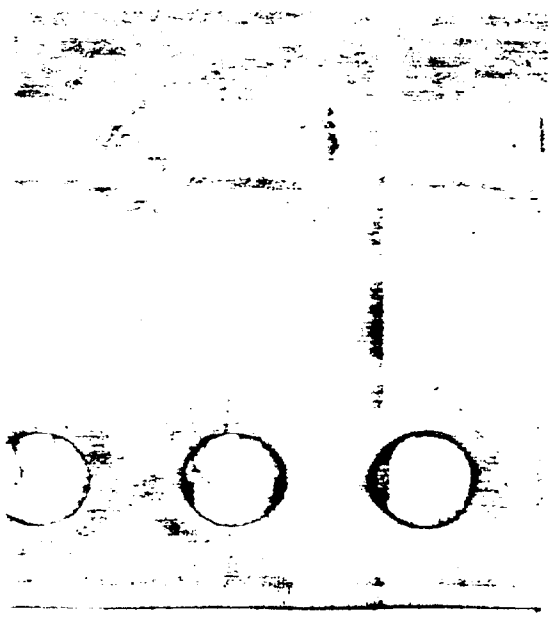
to:

JAMES A. BINKLEY, ET UX

WILKINS & IVEY

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

TN 30435



OFFICIAL RECEIPT

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

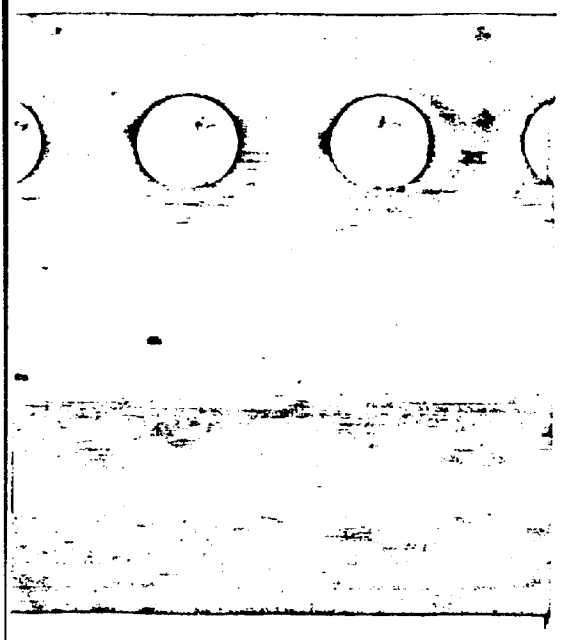
RECEIVED OF _____

FOR _____

BOOK 8206 PAGE 817

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 78000.00
CON TX 257.40
PRFEE 1.00
MTGFEE 6.00
TOTAL 264.40
CHECK 264.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/01/90 01 12:11 0001 5893

61:280

IDENTIF. REFERENCE

OCT 1 12 10 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 360188