THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $57,300.00.

Affiant

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Subscribed and sworn to before this 10th day of May, 1991.

Notary Public

My Commission Expires:

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
JAMES A. BINION 1901 Russell Street Nashville, Tennessee 37206	FIRST TENNESSEE BANK P.O. Box 1000 Dept. 47 Memphis, Tennessee 38148	MAP 83-14 PARCEL 99 23W 05825

WARRANTY DEED

1733 05/14 0101 03CHECK 196.09

FOR AND IN CONSIDERATION of the sum of FIFTY SEVEN THOUSAND THREE HUNDRED AND 00/100 DOLLARS ($57,300.00), cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, **GILBERT W. RAULSTON and wife, WINIFRED A. RAULSTON,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JAMES A. BINION, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 82 on the Plan of the Subdivision of the Priest Home Place, of record in Book 161, page 102, Register's Office for Davidson County, Tennessee.

SAID Lot No. 82 fronts 50.0 feet on the northerly side of Russell Street, formerly Ruth Street, and runs back between parallel lines with the easterly margin of South 19th Street 160.0 feet to an alley.

BEING the same property conveyed to Gilbert W. Raulston and wife, Winifred A. Raulston, by deed from Madge P. Lawrence of record in Book 6588, page 357, Register's Office for Davidson County, Tennessee.

This is improved property known as 1901 Russell Street, Nashville, Tennessee 37206.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

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 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 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 GRANTEE, his 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 10th day of May, 1991.

GILBERT W. RAULSTON

WINIFRED A. RAULSTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GILBERT W. RAULSTON and wife, WINIFRED A. RAULSTON, the bargainors, 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 this 10th day of May, 1991.

Notary Public

My Commission Expires:

2-3-94

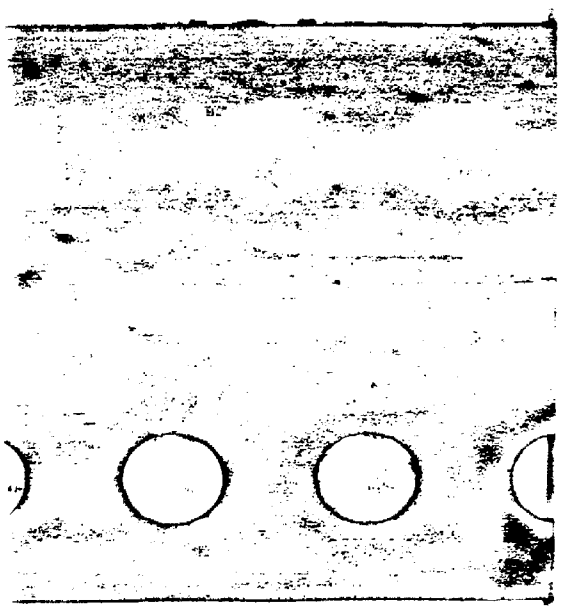
STATE OF TENNESSEE MITCHELL A. WATTS NOTARY PUBLIC AT LARGE

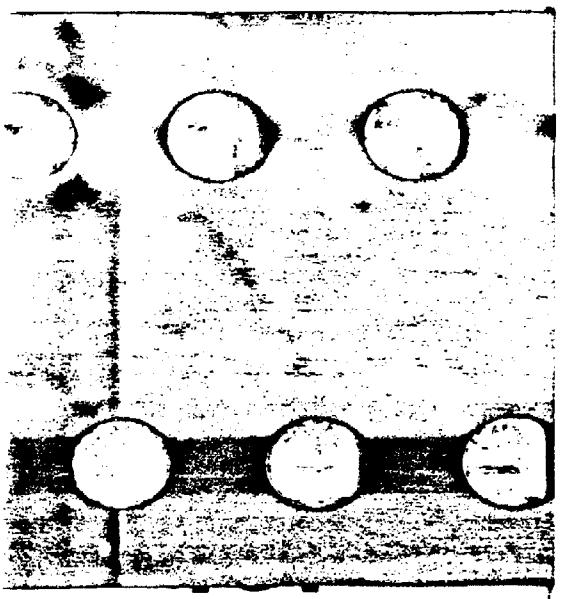
14005

IDENTIF. TREFERENCE

MAY 14 9 21 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.





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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	57300.00
MOR TX	189.09
PRFEE	1.00
WDEED	6.00
TOTAL	196.09
CHECK	196.09

05/14/91 01 09:21 0001 1733 VOID

MOR TX	189.09
CON TX	189.09
TOTAL	0.00
CHECK	0.00

05/14/91 01 09:22 0001 1734

Total 196.09

14005

IDENTIF. REFERENCE

MAY 14 9 21 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN

No. 421348