FORM No. W-1

BOOK 8531 PAGE 686

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January 19 92

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

THIS INSTRUMENT WAS PREPARED BY

STEVEN G. WATERS - 3401 WEST END AVE., SUITE 670 - NASHVILLE, TN 37203

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Theresa A. Binkley	First Republic Mortgage	042-07-0-A
(NAME)	(NAME)	
1205 Colonial Court	6012 Wilmington Pike	090.00CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Dayton, Ohio 45459	11D92840
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Charles A. Wheeler, Jr., d/b/a Wheeler Construction Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Theresa A. Binkley, unmarried

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, being Lot No. 320 on the Plan of Heritage Square, Phase 3, of record in Plat Book 5200, Page 744, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles A. Wheeler, Jr., d/b/a Wheeler Construction Company by deed from Randy E. Butler and wife, Stacy B. Butler of record in Book 8339, page 159, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restriction of record in Book 6071, page 766 and amendment in Book 6122, page 483, said Register's Office.

Alice T. Wheeler herein joins to convey any and all right and interest she may have; especially her marital rights.

8187 01/21 0101 03CHECK 223.45

Charles T. Wheeler executed this instrument on behalf of Charles A. Wheeler, Jr. and wife, Alice T. Wheeler pursuant to a Power of Attorney which is being placed of record currently herewith.

7.7.8 4 3

IDENTIFICATION REFERENCE

JAN 21 10 09 AM '92

DAVIDSON COUNTY, TN

MAIL ENV.

unimproved ( ) This is improved (XX) property, known as 1205 Colonial Court, Madison, TN 37115
(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 my hand this 16th day of January, 19 92

Charles A. Wheeler, Jr. d/b/a Wheeler Construction Company
by Charles T. Wheeler his Attorney in Fact

Alice T. Wheeler
by Charles T. Wheeler her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF

BOOK 8531 PAGE 687

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Charles A. Wheeler, Jr.

TO
Theresa A. Binkley, unmarried

RETURN TO:
Hallmark Title Company
3401 West End Ave., Suite 670
Nashville, TN 37203

STEVEN G. WATERS
Attorney at Law

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles T. Wheeler, with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Charles A. Wheeler, Jr. and wife, Alice T. Wheeler as their Attorney in Fact as the free act and deed of the within named Charles A. Wheeler, Jr. and wife, Alice T. Wheeler.

Witness my hand and official seal at Hendersonville, Tennessee, this 16th day of January, 1992.

My Commission Expires:

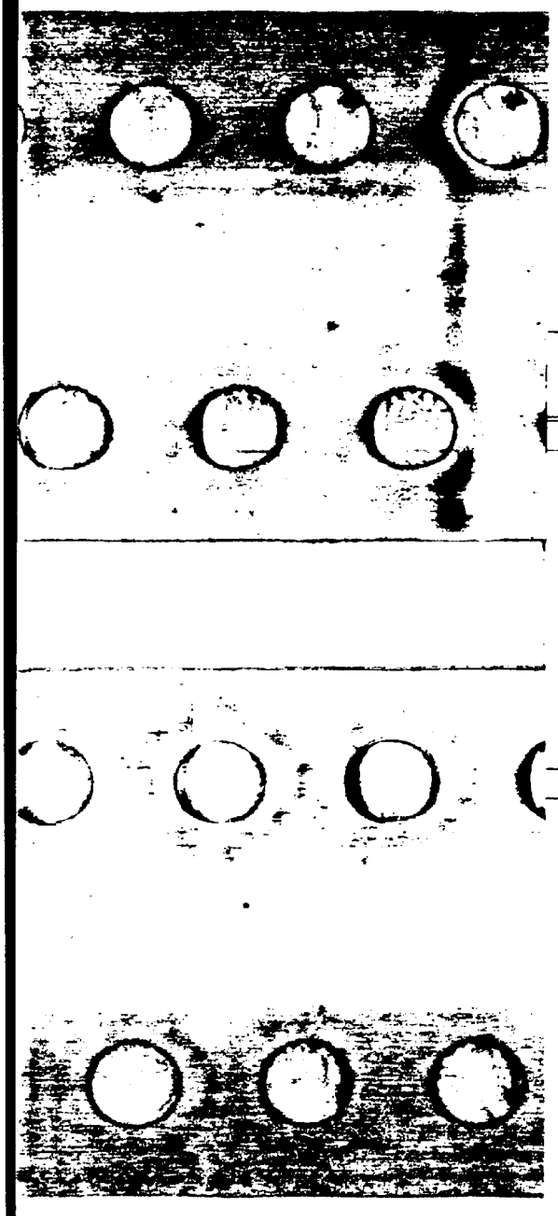
_____

_____
Notary Public

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

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 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	58500.00
CON TX	216.45
PRFEE	1.00
MDEED	6.00
TOTAL	223.45
CHECK	223.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/21/92 01 10:10 0001 8187

7.7.8 4 3

IDENTIFICATION REFERENCE

JAN 21 10 09 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 494582