THIS INSTRUMENT PREPARED BY: MICHAEL W. EDWARDS, Attorney at Law
P. O. Box 1045, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

BOOK 8536 PAGE 32

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	MAP/PARCEL:
CLEVELAND MORELAND, JR. 326 Dinwiddie Drive Madison, TN 37115	Commercial Federal Mtg. Corp. P. O. Box 1103 Omaha, Nebraska 68101-1103	Map 34-14 Parcel 40

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, including the assumption of a mortgage in favor of CFS Mortgage Corporation dated January 30, 1987, of record in Book 7124, page 970, said Register's Office, the receipt of which is hereby acknowledged, HOLLI R. BINKLEY, unmarried, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said CLEVELAND MORELAND, JR., unmarried, hereinafter referred to as Grantee, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> LAND in Davidson County, Tennessee, being Lot No. 68 on the Plan of Stanley Heights of record in Book 3300, page 74, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Holli R. Binkley, unmarried, by deed from Michael W. Paul and wife, Rebecca A. Paul, of record in Book 8257, page 914, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 326 Dinwiddie Drive, Madison, TN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, his successors, heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as of record. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, his successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 24th day of January, 1992, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

79454

IDENTIFICATION REFERENCE

JAN 28 8 19 AM '92

DAVIDSON COUNTY, TN

0140 01/28 0101 03CHECK 195.33

Holli R. Binkley

HOLLI R. BINKLEY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $ 50,895.33 .

AFFIANT

Subscribed and sworn to before me,
this 24th day of January, 1992.

NOTARY PUBLIC

My Commission Expires: 7-19-93

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared HOLLI R. BINKLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Hendersonville, Tennessee, this 24th day of January, 1992.

NOTARY PUBLIC

My Commission Expires: 7/19/93

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	50895.33
CON TX	188.33
PRFEE	1.00
WDEED	6.00
TOTAL	195.33
CHECK	195.33

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0140

7.9454

IDENTIFICATION REFERENCE

JAN 28 8 19 AM '92

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 496500