FORM NO. WD-1

BOOK 10

BOOK 8782 PAGE 828

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-[illegible]-95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 220, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Steven L. Franklin (NAME)	Security Financial and Mortgage Corp (NAME)	10D[illegible]004
3040 Greer Road (STREET ADDRESS OR ROUTE NUMBER)	12444 Powerscourt Dr., Suite 140 (STREET ADDRESS)	011-00-0-081.00
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63131 (CITY) (STATE) (ZIP)	

FOR AND IN 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 Douglas Binkley, Forrest Lee Binkley and Garland Ray Binkley, with Garland Ray Binkley as Executor of the Estate of Virgel Lee Binkley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven L. Franklin, 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:

A tract of land in the 10th Civil District of said County, described according to a copy of a survey by John R. Alley, Surveyor, dated June 1965, as follows:

Beginning at an iron spike set in the center of Greer Road, said point being the northwest corner of a tract of land conveyed to Henry C. Smiley and wife, by deed of record in Book 4017, page 215, Register's Office for said County; thence with the center line of said Greer Road, north 85 degrees 20 minutes west 100 feet to a point; thence south 86 degrees 30 minutes west 77.3 feet to an iron spike; thence south 73 degrees 5 minutes west 117 feet to an iron spike, a corner with Margaret P. Mayers; thence north 5 degrees 30 minutes east 46.5 feet to a stone monument; thence north 2 degrees 15 minutes west 590 feet to a stone monument; thence south 86 degrees 30 minutes east 300 feet to a point; thence south 1 degree east 587 feet to the point of beginning, containing 3.9 acres, more or less.

Being the same property conveyed to Virgil L. Binkley, unmarried, by deed from Irvin H. Greer, Shelby L. Greer, Albert S. Greer, Ella B. Coleman, Linnis Greer Dorris and Katie M. McNeil being all the heirs-at-law of Joseph E. Greer, deceased, of record in Book 4228, page 481, said Register's Office. Virgil L. Binkley having since died February 28, 1990, leaving said property to Charles Douglas Binkley, Forrest Lee Binkley and Garland Ray Binkley, with Garland Ray Binkley as Executor under File #95274 Probate Office for said County.

unimproved ( )
This is improved (X) property, known as 3050 (House Number) Greer Road (Street) Goodlettsville, TN (P. O. Address) (City or Town) 37072 (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 19th day of October, 19 92

Charles Douglas Binkley By Garland Ray Binkley

Garland Ray Binkley

Garland Ray Binkley
Executor of the Estate of Virgel Lee Binkley

Forrest Lee Binkley By Garland Ray Binkley

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INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of said county, Garland Binkley

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 19th day of October, 1992

NOTARY PUBLIC

My commission expires:
5-28-95

PATRICIA SPICER CARDEN NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____

NOTARY PUBLIC

My commission expires:

_____

5442 11/10 0101 03CHECK 212.50

93 NOV 10 PM 4:13

DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

PATRICIA SPICER CARDEN
Attorney At Law
101 Westpark Drive Suite 220
Brentwood, Tennessee 37027

WARRANTY DEED

FROM
Charles Douglas Binkley, Forrest Lee ~~Binkley, and Garland Ray Binkley~~, with Garland Ray Binkley as Executor of the ~~Estate of Virgel Lee Binkley~~

TO
Steven L. Franklin

ACKNOWLEDGEMENT

COUNTY OF WILLIAMSON STATE OF TENNESSEE

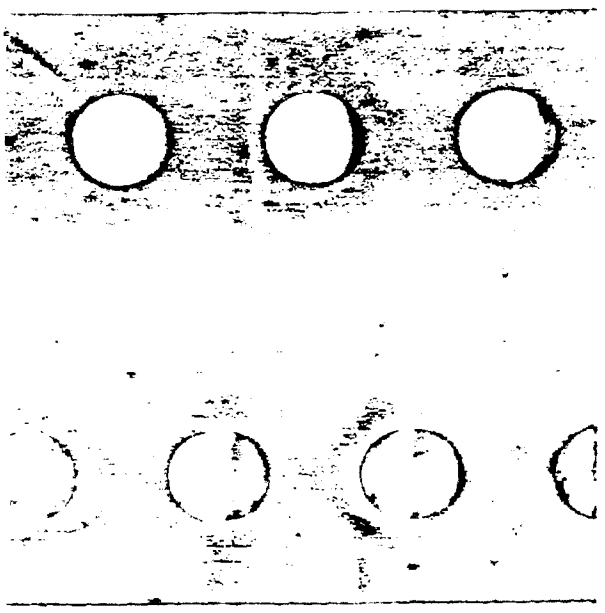
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Garland Ray Binkley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Charles Douglas Binkley and Forrest Lee Binkley as their Attorney-in-Fact and the free act and deed of the within named Garland Ray Binkley.

Witness my hand and official seal at Brentwood, Tennessee this 19th day of October, 1992.

Notary Public

My commission expires: 5-28-95

PATRICIA SPICER CARDEN NOTARY PUBLIC AT LARGE TENNESSEE



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

RECEIVED OF _____

FOR _____

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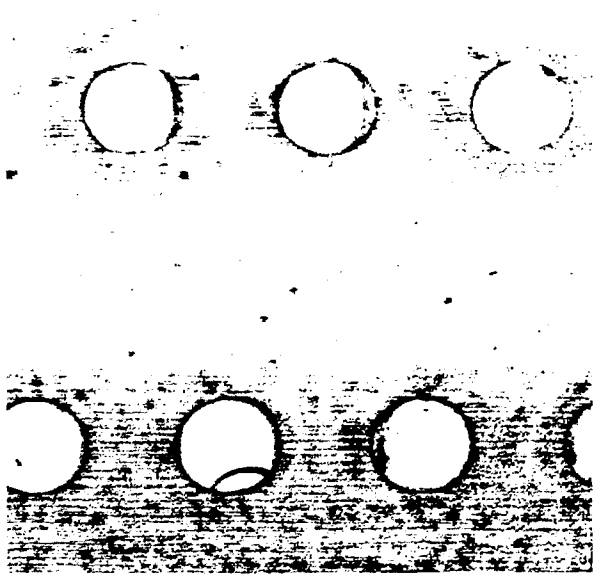
CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MO	MORTGAGE	REL	RELEASE	CO TX	STATE TAX CONVEY
WD	WARRANTY DEED	UCC	UNIFORM COMMERCIAL CODE	MO TX	STATE TAX MORT
TD	TRUST DEED			PRFEE	PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

11/10/92 01 16:11 0001 5442

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



631.07

IDENTIFICATION REFERENCE

NOV 10 4 13 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 589270