Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Monte F. Binkley Janie B. Binkley		Same

This instrument prepared by: Boult, Cummings, Conners & Berry
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eight Hundred and No/100 DOLLARS ($800.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, First American Trust Company and James I. Vance Berry, trustees under the Will of John W. Murphree, Sr. and First American Trust Company, Robert P. Thomas and Marie S. Murphree, trustees under the Will of John W. Murphree, Jr., (the "Grantors") have bargained and sold, and by these presents transfer and convey to Monte F. Binkley and wife, Janie B. Binkley, (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows:

> Being Reserve Parcel 154, located at the rear of Lot 270, as shown on the Plan of Hillbrook Section 5 as of record in Book 3700, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to the grantors by deed from Hillbrook Land Company dated January 31, 1989 of record in Book 7822, page 876, said Register's Office.
>
> This is unimproved property.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. State and metropolitan taxes;

2. Conditions of the owner's certificate, easements, setback lines and other matters shown upon the recorded plan of Hillbrook Section 5, of record as aforesaid;

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 800.00.

Monte F Binkley
Affiant
Janie B. Binkley

Subscribed and sworn to before me this 26th day of January, 1993.

Carolyn L. Edwards
Notary Public
My Commission Expires: My Commission Expires JULY 22, 1995

NOTARY PUBLIC DAVIDSON COUNTY

8705.5

IDENTIFICATION REFERENCE

JAN 28 2 09 PM '93
DAVIDSON COUNTY, TN

MAIL ENV.

15.96

3. Restrictive covenants on the zoning ordinances from easement and other matters of record.

Grantors covenant with the Grantee that the Property is free from all encumbrances made or suffered by Grantors, except to the extent otherwise set forth herein.

Grantors further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantors.

This conveyance is made on an "as is, where is" basis without representation or warranty on the part of the Grantors as to the fitness or suitability of the property conveyed for any purpose.

IN WITNESS WHEREOF, the Grantors have executed this Deed this ____ day of January, 1993.

FIRST AMERICAN TRUST COMPANY

By: _____

James I. Vance Berry

Trustees U/W John W. Murphree, Sr.,
deceased

FIRST AMERICAN TRUST COMPANY

By: _____

Robert P. Thomas

Marie S. Murphree

Trustees U/W John W. Murphree, Jr.,
deceased

WP:JIVBSWDMUR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Suzanne Hardeman Notary Public, Douglas Kirby, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Asst. Vice President of FIRST AMERICAN TRUST COMPANY, as trustee U/W of John W. Murphree, Sr. and as trustee U/W John W. Murphree, Sr., deceased, and is authorized to execute this instrument on behalf of First American Trust Company as executor and trustee.

WITNESS my hand, at office, this 20th day of January, 1993.

Suzanne Hardeman
Notary Public
My Commission Expires: 1-23-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lee Ellis Warbington, Notary Public, James I. Vance Berry, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as trustee U/W of John W. Murphree, Sr., deceased for the purposes therein contained.

WITNESS my hand, at office, this 14th day of January, 1993.

Lee Ellis Warbington
Notary Public
My Commission Expires: 1-23-94

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lee Ellis Warbington, Notary Public, Robert P. Thomas, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as trustee U/W of John W. Murphree, Jr., deceased for the purposes therein contained.

WITNESS my hand, at office, this 14th day of January, 1993.

Lee Ellis Warbington
Notary Public
My Commission Expires: 1-23-94

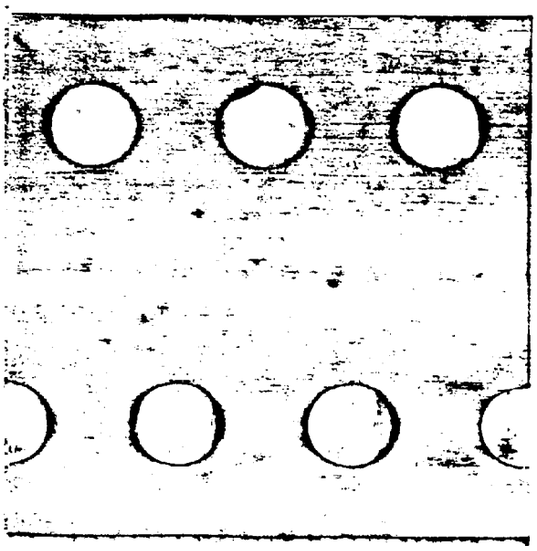
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lee Ellis Warbington, Notary Public, Marie S. Murphree, with whom I am personally acquainted, and who acknowledged that she executed the within instrument as trustee U/W of John W. Murphree, Jr., deceased for the purposes therein contained.

WITNESS my hand, at office, this 14th day of January, 1993.

Lee Ellis Warbington
Notary Public
My Commission Expires: 1-23-94

WP:JIVBSWDMUR



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

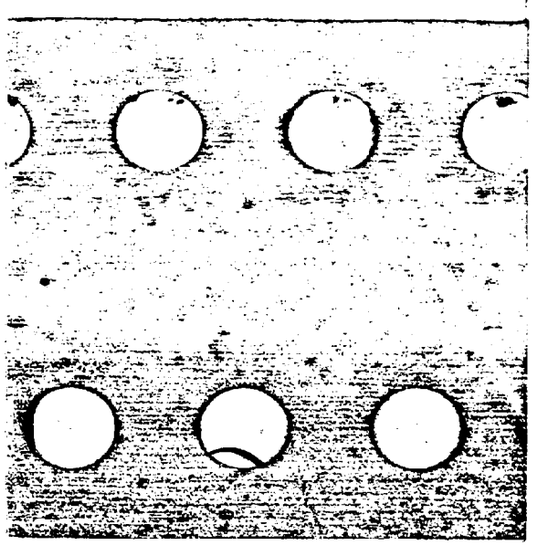
RECEIVED OF _____

FOR _____

BOOK 8851 PAGE 37

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	800.00
CON TX	2.96
PRFEE	1.00
MISC	12.00
TOTAL	15.96
CHECK	15.96

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 7 0 5 5

IDENTIFI REFERENCE

JAN 28 3 09 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1/28/93 01 15:08 0001 0841

No. 615541