THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

ALICE M. WILL AND JOSEPH H. HAWKINS
1304 HAYSBORO AVENUE
NASHVILLE, TN 37216

MAP/PARCEL NUMBER:

MAP 61-4, PARCEL 115

334.90

SEND TAX BILLS TO:

COLLATERAL MORTGAGE, LTD.
P.O. BOX 830180
BIRMINGHAM, AL 35283-0180

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00.

Alice M. Will
AFFIANT

Subscribed and sworn to me, this the 15TH day of APRIL, 1994.

Denise C. Allis

Notary Public

My commission expires: 5-11-

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, DAVID L. BINKLEY AND WIFE, GLENDA N. BINKLEY, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said ALICE M. WILL AND JOSEPH H. HAWKINS, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1304 HAYSBORO AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE ARE 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 to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 15TH day of APRIL, 1994.

David L Binkley
DAVID L. BINKLEY

Glenda N. Binkley
GLENDA N. BINKLEY

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID L. BINKLEY AND WIFE, GLENDA N. BINKLEY, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that (he/she/they) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 15TH day of APRIL, 1994.

Denise C. Allis *notary public*

My commission expires: 5-11-96

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

EXHIBIT 'A'

BEING part of Lot No. 4 on the unrecorded plan of Mrs. McGaughey's Subdivision of part of Tract No. 3 of A.J. McGaughey's Second Haysboro Subdivision, described according to a survey made by Harvey Gee, August 5th, 1950, as follows:

Beginning on the southerly margin of Haysboro Road, at the northeast corner of the property conveyed to D.M. Huffines and wife, by Deed froml Mrs. Viola D. Gourley of record in Book 1627, page 595, Register's Office for said County, being the corner of Lots Nos. 4 and 5; thence with the line between said two lots, southwardly 180 feet; thence eastwardly and parallel with the southerly margin of Haysboro Road, 99.6 feet to the line between Lots Nos. 3 and 4; thence with the line between said two lots, northwardly 180 feet to the southerly margin of Haysboro Road; thence with said Road, westwardly 100 feet to the beginning.

Being the same property conveyed to David L. Binkley and wife, Glenda N. Binkley, by WArranty Deed from Elizabeth O. Binkley, a widow, of record in Book 7935, page 743, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. *Real property taxes for 1994 and all future years.*

2. *Unrecorded easements for roads and utilities, if any.*

40023

94 APR 18 AM 10:47

REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

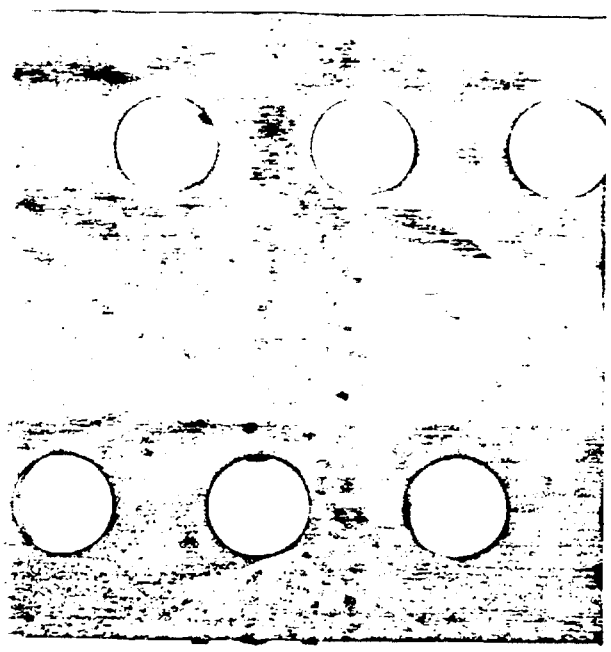
RECEIVED OF _____

FOR _____

BOOK 9314 PAGE 924

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



CHRT 37000.00
CON TX 321.90
PRFEE 1.00
TDEED 12.00
ERR CO
TDEED 12.00-
[illegible] 12.00
TOTAL 334.90
CHECK 334.90
4/13/94 01 10:48 0001 5077

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40023

IDENTIFICATION REFERENCE

94 APR 18 AM 10:47

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 780259