This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9358 PAGE 47

ADDRESS NEW OWNER:
Jeannie M. McGinnis
1401 Douglas Avenue
Nashville, TN 37206

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Bancoklahoma Mortgage Corp.
7060 S. Yale, Suite 300
Tulsa, OK 74136

MAP AND PARCEL:
MAP 72-14
PARCEL 181
27W25825

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Tom D. Binns and wife, Martha H. Binns, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeannie M. McGinnis, 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:

> BEING Lot 6, Map Showing Looney's Subdivision of Lot No. 38 and west 50 feet of Lot No. 39 in H.M. Doak's Subdivision as recorded in Book 843, page 10, Register's Office, Davidson County, Tennessee.

> Being the same property conveyed to Tom D. Binns and wife, Martha H. Binns , by deed from Charles B. Hemmer and wife, M. Jean Hemmer of record in Book 5375, Page 163, Register's Office for Davidson County, Tennessee.

3872 05/26 0101 03CHECK 363.83

This is the same description as in previous deed of record.

This is improved property known as 1401 Douglas Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jeannie M. McGinnis, Unmarried, their heirs and assigns, forever; and we, Tom D. Binns and wife, Martha H. Binns 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 24th day of May, 1994.

Tom D. Binns

Martha H. Binns

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Tom D. Binns and wife, Martha H. Binns the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 24th day of May, 1994.

NOTARY PUBLIC

My Commission Expires: 7-[illegible]

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 95,900.00.

AFFIANT

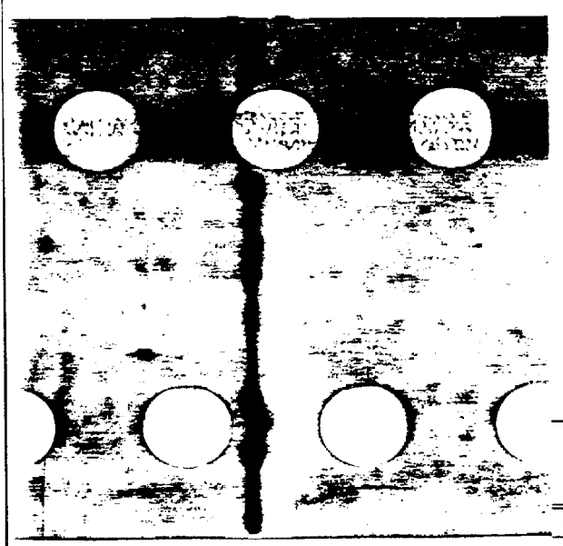
Subscribed and sworn to before me this 24th day of May, 1994.

NOTARY PUBLIC
My Commission Expires: 7-[illegible]

54506
IDENTIF. & REFERENCE

94 MAY 26 PM 12:28
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

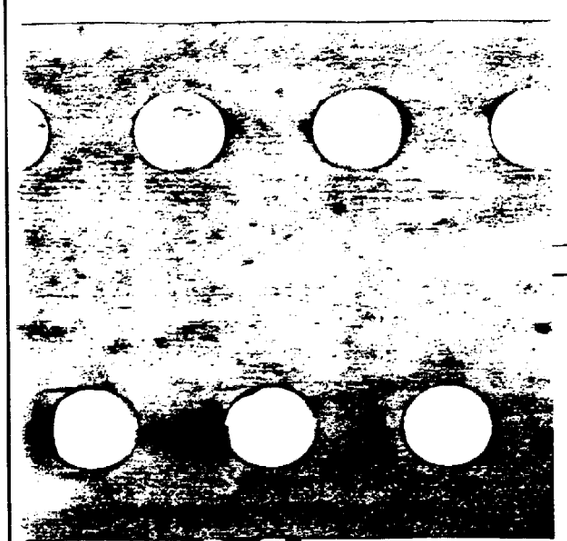
RECEIVED OF _____

FOR _____

BOOK 9358 PAGE 49

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	95900.00
CON TX	354.83
PRFEE	1.00
WDEED	8.00
TOTAL	363.83
CHECK	363.83

05/26/94 01 12:28 0001 0872

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54506
IDENTIF. ← REFERENCE

94 MAY 26 PM 12:28

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 795850