63

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP/PARCEL NUMBERS |
|---|---|---|
| Joe P. Binkley Sr. and Grace Haley Binkley | SAME | 155-66 |
| (NAME) | (NAME) | |
| 8630 McCrory Ln. | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tn 37221 | | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 DOLLARS

Cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

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Stephen M. Herndon

have bargained and sold, and by these presents do transfer and convey unto the said Joe P. Binkley Sr. and Grace Haley Binkley

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE ATTACHED

IDENTIF. & REFERENCE 69871

94 JUL 11 PM 1:42
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )

This is improved (X) property, known as 8630 McCrory Ln. (House Number) (Street)

Nashville, Tn 37221 (P.O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 29th day of June, 19 94.

Stephen M. Herndon Nancy L. Herndon

Stephen M. Herndon

11068

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Michael P Davis, a Notary Public in and for said County and State, the within named Stephen M. Herndon

the bargainor _____, 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 purposes therein contained.

Witness my hand and official seal at Nashville, this 29th day of June, 19 94.

My commission expires March 25, 1995 Notary Public _____

STATE OF TENNESSEE

COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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

Commission expires _____ Notary Public _____

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 219,000.00

This is equal to or greater than the property would bring at a fall and voluntary sale _____

Sworn to and subscribed before me

this 29th day of June, 19 94

My commission expires 3-21-98 Notary Public _____

This instrument was prepared by:

Amqui Title & Escrow, Inc., 405 Two Mile Pike, Goodlettsville, Tn 37072

Name Address

WARRANTY DEED

FROM

TO

INGRAM AND LOWE
ATTORNEYS AT LAW,
COLONIAL SQUARE
405 TWO MILE PIKE
GOODLETTSVILLE, TENNESSEE 37072

**EXHIBIT "A"**

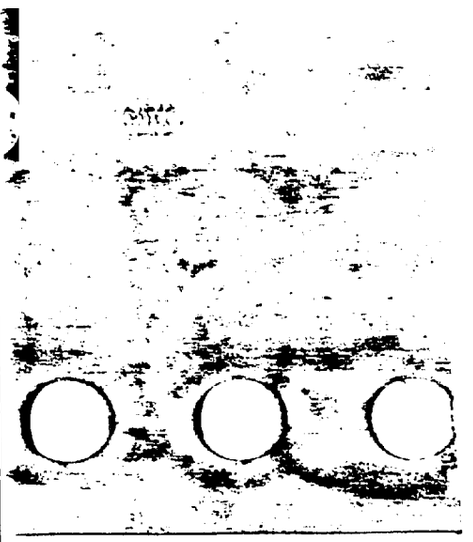


LAND in Davidson County, Tennessee, being Tract 1, on a boundary survey by Gregory Underwood, RLS #1299, 9086 Old Harding Road, Franklin, Tennessee 37064, dated August 6, 1987, and being particularly described as follows: BEGINNING at an iron pin in the easterly margin of McCrory Lane, said pin being the southwest corner of the Mary T. Herndon property and being 45 feet from the center of said road; thence with the easterly margin of McCrory Lane and with a curve to the left, said curve having a delta angle of 31° 17' 00" a radius of 617.90 feet, a tangent of 173.01 feet, and an arc length of 337.37 feet; thence North 47° 08' 39" West 227.84 feet to a point where the easterly margin of McCrory Lane intersects the southerly margin of Poplar Creek Road, and being 35 feet from the center of Poplar Creek Road; thence with the southerly margin of Poplar Creek Road, North 58° 24' 38" East 150.27 feet; thence with a curve to the left, said curve having a delta angle of 20° 53' 50" a radius of 671.62 feet, a tangent of 123.85 feet, and an arc length of 244.96 feet; thence North 37° 30' 47" East 73.83 feet to an iron pin in the southeasterly margin of Poplar Creek Road and being the southwest corner of a 5.06 acre tract owned by Jack C. Herndon; thence South 80° 53' 11" East 421.08 feet to an iron pin in the Westerly property line of Mary T. Herndon; thence with her West property line the following calls: South 39° 16' 05" West 156.17 feet; South 88° 30' 00" West 140.00 feet; South 13° 22' 35" West 188.15 feet to an existing nail in sidewalk; thence South 21° 49' 15" West 393.36 feet to the point of beginning.

Being the same property conveyed to Stephen M. Herndon by deed from Mary T. Herndon of record in Book 7336, page 643, Register's Office Davidson County, Tennessee.

5623 07/21 0101 03CHECK 823.30

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



RECEIVED OF _____

FOR _____

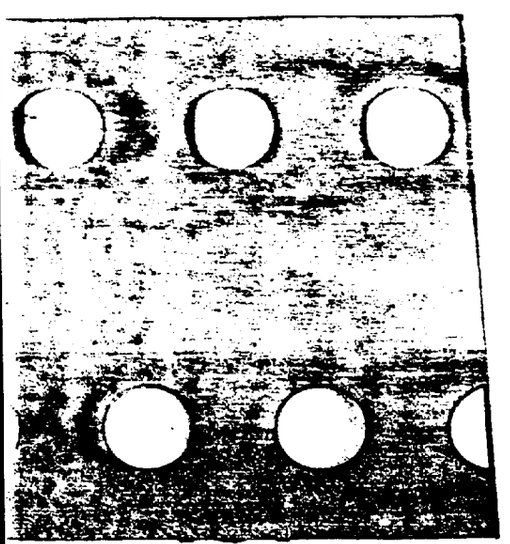
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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED |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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | 219000.00 |
| | | | CON TX | 810.30 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | TOTAL | 823.30 |
| | | | CHECK | 823.30 |

07/11/94 01 13:41 0001 5623

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



69871
IDENTIF. # REFERENCE

94 JUL 11 PM 1:42
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 812243