BOOK 9410 PAGE 911

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

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WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Ray K. Binnion 813 Evergreen Trail Madison, TN 37115	Same as New Owner	P/O Map 43-1 Parcel 105 Field Book 11D 25280

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JOHNNY E. DENNEY, joined by his wife, VIRGINIA A. DENNEY, and EUGENIA GAYLE DENNEY, unmarried, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto RAY K. BINNION, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the Second Civil District of Davidson County, Tennessee, described as Lot No. 1 on the Plan of the Resubdivision of Lot "I" of the W. P. Ready Subdivision of the E. H. Thorton tract, filed for record on May 20, 1994, in Book 8250, page 286, Register's Office for Davidson County, Tennessee, said property being more specifically and particularly described as follows, to-wit:

BEGINNING at a concrete monument in the northerly margin of Sarver Avenue, a corner to the property conveyed to Patricia Ann Hawkins, of record in Book 5780, page 921, Register's Office for Davidson County, Tennessee; thence, with the line of Hawkins, North 10 deg. 53' 38" West 265.91 feet to an iron rod; thence, North 79 deg. 55' 10" East 152.73 feet to an iron rod; thence, South 9 deg. 24' 50" East 267.60 feet to an iron rod in the northerly margin of Sarver Avenue; thence, with said margin of said Avenue, South 80 deg. 35' 10" West 145.85 feet to the point of beginning and containing 0.91 acres, more or less.

BEING a part of the same property conveyed to Johnny E. Denney and Eugenia Gayle Denney by deed from Edmond Denney, unmarried, of record in Book 7896, page 863, Register's Office for Davidson County, Tennessee.

The foregoing description was prepared from a survey dated March 9, 1994, by R. L. Montoya, Registered Land Surveyor, License No. 597 (Job No. 94-3-24 [20]).

The mailing address for the said property is 327 Sarver Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

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And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Subject to 1994 State and County Taxes which are a lien but not yet due and payable, which have been prorated between the parties and placed in escrow with Homer R. Ayers, escrow closing attorney, for payment when due.

2. Subject to a 5-foot X 20-foot utility anchor easement located on the southwest corner of the said property.

3. Subject to a permanent and perpetual 15-foot private sanitary sewer service line easement granted to Eugenia Gayle Denney, her heirs or assigns, extending from Sarver Avenue to the southerly margin of Lot No. 3, said easement having been conveyed to Eugenia Gayle Denney, by deed recorded simultaneously herewith, said easement being more specifically and particularly described as follows, to-wit:

   BEGINNING at an iron pin in the northerly margin of Sarver Avenue, being the southeast corner of Lot No. 1 on the resubdivision of Lot "I" W. P. Ready Subdivision of the E. H. Thorton tract, of record in Book 8250, page 286, Register's Office for Davidson County, Tennessee, as hereinabove described; thence, with said margin of said Avenue, South 80 deg. 35' 10" West 15.00 feet to a point; thence, North 9 deg. 24' 50" West 267.60 feet to a point in the southerly margin of Lot No. 3 on said Plan; thence, North 79 deg. 55' 10" East 15 feet to an iron pin; thence, South 9 deg. 24' 50" West 267.60 feet to the point of beginning.

4. Subject to a 5-foot right-of-way dedication for Sarver Avenue in front of the southerly margin of said Lot.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Joinder of Spouse: VIRGINIA A. DENNEY, wife of JOHNNY E. DENNEY, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise, but makes no warranties concerning the said property, whatsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Johnny E. Denney
JOHNNY E. DENNEY

Virginia A Denney
VIRGINIA A. DENNEY

Eugenia Gayle Denney
EUGENIA GAYLE DENNEY

STATE OF NORTH CAROLINA }
COUNTY OF Guilford }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EUGENIA GAYLE DENNEY, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 13th day of July, 1994.

Debra L Berta
NOTARY PUBLIC

My Commission Expires: 11-22-98

OFFICIAL SEAL
DEBRA L. BERTA
NOTARY PUBLIC—NORTH CAROLINA
COUNTY OF GUILFORD
My Commission Expires 11-22-98

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHNNY E. DENNEY and wife, VIRGINIA A. DENNEY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 18th day of July, 1994.

Patsy C. Davidson
NOTARY PUBLIC

STATE OF DAVIDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $66,500.00.

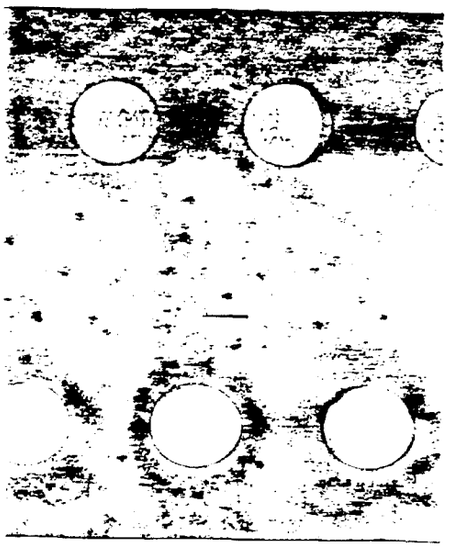
Ray K. Bunnion
Affiant

Sworn to and subscribed before me on this the 18th day of July, 1994.

Patsy C. Davidson
NOTARY PUBLIC

STATE OF DAVIDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 12/6/97



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

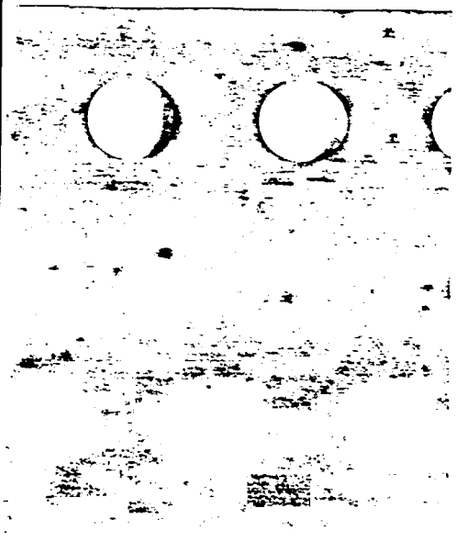
RECEIVED OF _____

FOR _____

BOOK 9410 PAGE 914

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	66500.00
~~CON TX~~	~~246.05~~
~~PRFEE~~	~~1.00~~
MDEED	12.00
TOTAL	259.05
CHECK	259.05

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72363
IDENTIF. # REFERENCE

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REGISTER
DAVIDSON COUNTY, TN.

No. 814909