STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 19 94

Notary Public

MY COMMISSION EXPIRES: 11/26/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph Velasquez (NAME)	Union Planters Bank of Middle TN (NAME)	MAP 52-12
628 Canton Court (ADDRESS)	401 Union Street (ADDRESS)	PARCEL 61
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Susan Kay Fitzgerald Binkley and husband, Dana W. Binkley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph Velasquez

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:

LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of Schoolside Heights, as of record in Book 3700, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Susan Kay Fitzgerald, Unmarried, by deed from Michael E. Walker, and wife, Anne Michelle Leech Walker, of record in Book 8185, Page 779, Register's Office for Davidson County, Tennessee. Susan Kay Fitzgerald having since married.

DANA W. BINKLEY, husband of Susan Kay Fitzgerald Binkley, joins in this conveyance for the express purpose of conveying any marital rights which he may have in said property, now or in the future.

80504
IDENTIF. & REFERENCE

94 AUG 11 PM 1:45
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 628 Canton Court, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 5th day of August 19 94

Susan Kay Fitzgerald Binkley

Susan Kay Fitzgerald Binkley

Dana W. Binkley

Dana W. Binkley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9434 PAGE 822

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Kay Fitzgerald Binkley and husband, Dana W. Binkley

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 5th day of August, 19 94.

Commission expires 11/26/94

Notary Public

STATE OF TENNESSEE
COUNTY OF

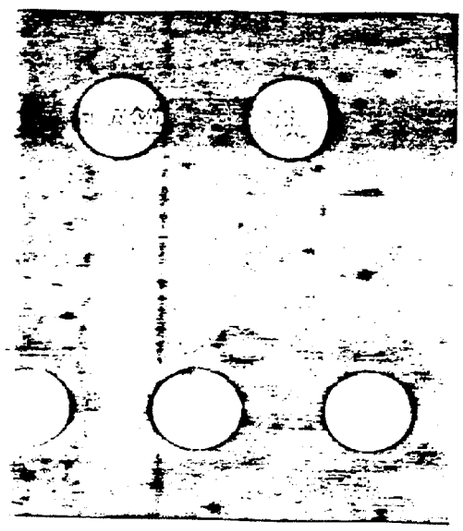
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

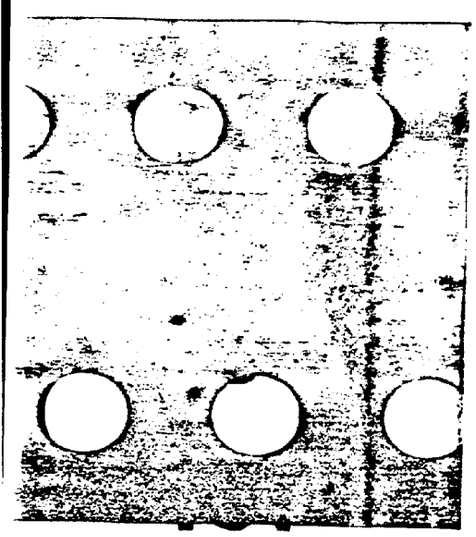
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

71.52 08/11 0101 03CHECK 264.30





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

RECEIVED OF _____

FOR _____

BOOK 9434 PAGE 823

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	69000.00
CON TX	255.30
PRFEE	1.00
WDEED	8.00
TOTAL	264.30
CHECK	264.30

08/11/94 01 13:45 0001 7162

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80504
IDENTIF. ↑ REFERENCE

94 AUG 11 PM 1:45

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 823633