BOOK 9535 PG 871 BOX 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,200.00

Mark Coady
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November 19 94

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 4/23/97
(AFFIX SEAL)

FILED

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark A. Coady (NAME)	Same (NAME)	147-4-153
283 Richbriar Drive (ADDRESS)	(NAME) (ADDRESS)	174-4-154
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(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, Monte Field Binkley and wife, Janie Belle Binkley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark A. Coady

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:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 270 on the Plan of Hillbrook, Section V, as of record in Book 3700, page 73, Register's Office for said County.

Said Lot fronts 75 feet on the southerly side of Richbriar Road and extends back 134.4 feet on the easterly line, 153.1 feet on the westerly line to a dead line measuring 75.9 feet thereon.

Tract 2:
Being Reserve Parcel 154, located at the rear of Lot 270, as shown on the plan of Hillbrook Section 5 as of record in Book 3700, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Tract 1:
Being the same property conveyed to Monte Field Binkley and wife, Janie Belle Binkley by deed from Joseph T. Babcock and wife, Carolyn J. Babcock of record in Book 4983, page 955, Register's Office for Davidson County, TN.

Tract 2:
Being the same property conveyed to Monte F. Binkley and wife, Janie B. Binkley by deed from First American Trust Company and James I. Vance Berry, trustees under the Will of John W. Murphree, Sr and First American Trust Company, Robert P. Thomas and Marie S. Murphree, trustees under the Will of John W. Murphree, Jr. of record in Book 8851, page 34, Register's Office for Davidson County, TN.

CONTINUED

unimproved ( )
This is improved (X) property, known as 283 Richbriar Drive, Nashville, TN 37211
(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 29th day of November 19 94

Monte Field Binkley
Monte Field Binkley

Janie Belle Binkley
Janie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9535 PG 872

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Monte Field Binkley and wife, Janie Belle Binkley

the bargainor s, 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 Nashville, Tennessee, this 29th day of November 19 94.

Commission expires 11/22/97

Laura A. Bradley
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

LEGAL DESCRIPTION CONTINUATION

Monte Field Binkley and Monte F. Binkley are one and the same person.
Janie Belle Binkley and Janie B. Binkley are one and the same person.

Subject to restrictions of record in Book 4031, page 160, said Register's Office.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

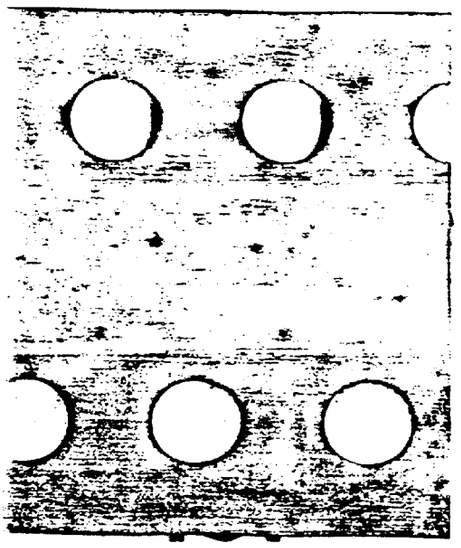
13905

IDENTIFICATION REFERENCE

7391 12/02 0101 03CHECK

339.04





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9535 PG 873

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 89200.00
CON TX 330.04
PRFEE 1.00
WDEED 8.00
TOTAL 339.04
CHECK 339.04

12/02/94 01 09:45 0001 9391

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13905
IDENTIF. & REFERENCE

94 DEC -2 AM 9:45

DAVIDSON COUNTY TN

No. 859405