ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Jerry F. Binkley	Community Mortgage Corporation	MAP and PARCEL
	Attn: Tax Dept.	
117 Robert Yoest Drive	142 Timber Creek Drive	162-6-385
Antioch, TN 37013	Cordova, TN 38018	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, , Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **John B. Vaughn, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Jerry F. Binkley, a married person** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 66 on the Plan of Bess Estates, Section II, as of record in Book 4675, Page 5, Register's Office for Davidson County, Tennessee; to which reference is hereby made for a more particular description thereof.

Being the same property conveyed to John B. Vaughn and wife, Eva N. Vaughn, by deed from Auvergne d'Antignac, unmarried, of record in Book 6437, Page 360, Register's Office for Davidson County, Tennessee. The said Eva N. Vaughn since having died leaving John B. Vaughn the surviving tenant by the entirety.

This is property with a common address of 117 Robert Yoest Drive, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being made by the Grantors; 2) The Plan of Record in Book 4675, Page 5, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 4868, Page 132, said Register's office.

Jerry F. Binkley is one and the same person as Jerry F. Binkley, Jr.

16599
IDENTIF. ← REFERENCE

94 DEC 12 PM 1:04
FELIX [illegible]
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $68,000.00

Jerry F. Binkley
Affiant

Subscribed and sworn before me this 9th day of December, 1994.

My Commission Expires: 5/23/98

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **9th** day of **December, 1994.**

John B. Vaughn

STATE OF TENNESSEE
COUNTY OF Davidson

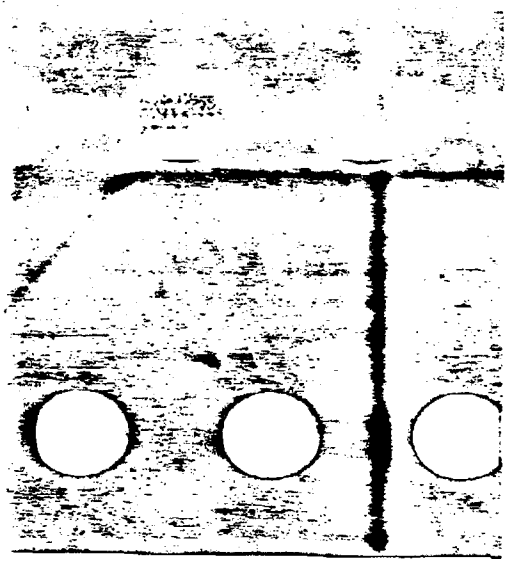
Personally appeared before me, **the undersigned authority,** a Notary Public in and for said County and State, the within named **John B. Vaughn, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

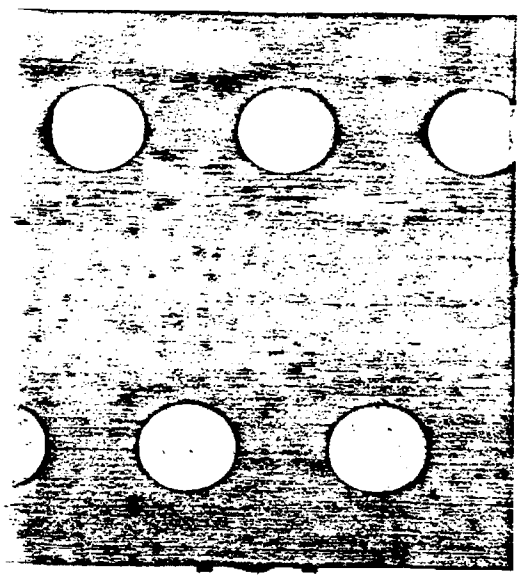
Witness my hand and official seal at **Nashville,** Tennessee, this **9th** day of **December, 1994.**

Notary Public
My Commission Expires: 5/23/98

File No. 9412S413

2367 12/12 0101 03CHECK 260.60





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

RECEIVED OF _____

FOR _____

BOOK 9543 PG 616

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 68000.00
CON TX 251.60
PRFEE 1.00
WDEED 8.00
TOTAL 260.60
CHECK 260.60
12/12/94 01 13:04 0001 2367

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16599
IDENTIF. ↑ REFERENCE

94 DEC 12 PM 1:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 862334