INSTRUMENT PREPARED BY:
LOCKERT LAW FIRM
105 SYCAMORE STREET
ASHLAND CITY, TENNESSEE 37015

WARRANTY DEED

NAME AND ADDRESS OF NEW OWNER:
SEND TAX STATEMENTS TO SAME
MAP/PARCEL 142-11-0B-4.00 CO (4)

TODD HUNTER BINKLEY AND WIFE,
JEANNE BINKLEY
912 MAGNOLIA COURT WEST
NASHVILLE, TN 37221

FOR AND IN CONSIDERATION of the sum TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, We, JEROME ROSENBLUM AND WIFE, BRENDA ROSENBLUM, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto the said TODD HUNTER BINKLEY AND WIFE, JEANNE BINKLEY, GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING LOT NUMBER FOUR (4) as shown on the final plat of Magnolia Place as of record in Book 7900, page 729, Register's Office for Davidson County, Tennessee, to which plan reference is hereby referred to for a more complete legal description.

AND BEING the same property conveyed to Jerome Rosenblum and wife, Brenda Rosenblum, by deed from Magnolia Place Properties, a Tennessee General Partnership, of record at Book 9570, page 836, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; Declaration of Covenants, conditions and restrictions of record in Book 9367, page 807, and By-Laws of record in Book 9367, page 819, Register's Office for Davidson County, Tennessee, and all matters shown on the recorded plan referred to above.

THIS DEED is prepared from information of prior deed furnished by Grantor.

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 the 3rd day of May, 1995.

JEROME ROSENBLUM

BRENDA ROSENBLUM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainors, Jerome Rosenblum and Brenda Rosenblum, with whom I am personally acquainted (or proved to me on 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 the 3rd day of May, 1995.

MY COMMISSION EXPIRES:

May 10, 1998

NOTARY PUBLIC

V. JOYCE LOYD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property, (whichever is greater) is $ 150,750.00 .

AFFIANT

Sworn to and subscribed before me, this the 3rd day of May, 1995.

MY COMMISSION EXPIRES:

May 10, 1998

NOTARY PUBLIC

V. JOYCE LOYD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

57817
IDENTIF. ↑ REFERENCE

95 MAY -4 AM 11:50
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

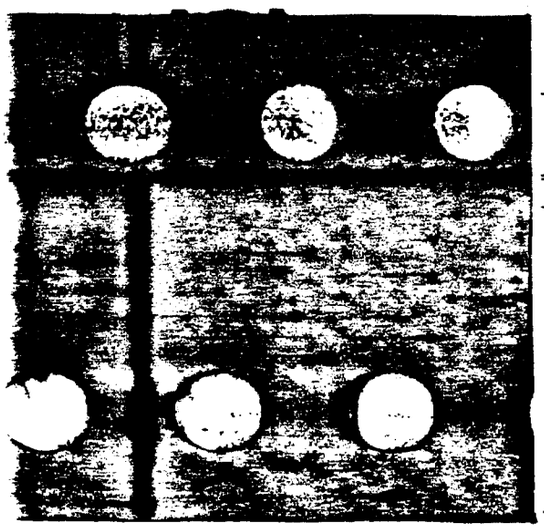
7720 05/04 0101 03CHECK 566.59

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

RECEIVED OF _____

FOR _____

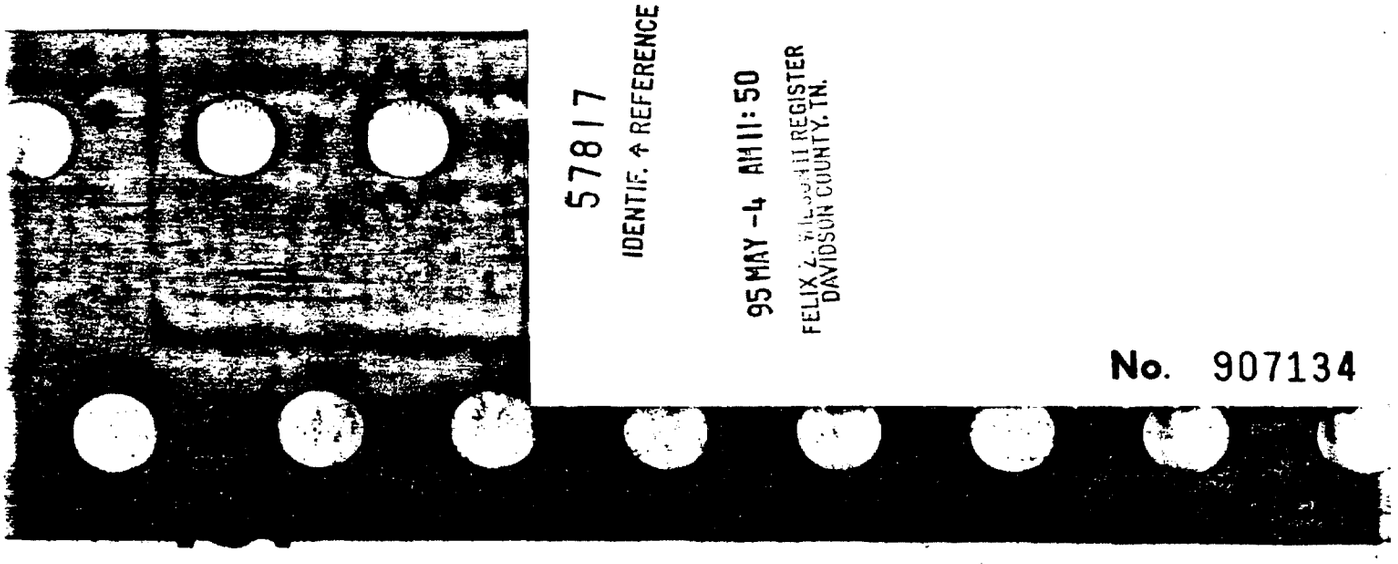
BOOK 9664 PG 210



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	
				150750.00
			CON TX	557.59
			PRFEE	1.00
			WDEED	8.00
			TOTAL	566.59
			CHECK	566.59
05/04/95	01		11:56 0001	7720

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



57817
IDENTIF. & REFERENCE

95 MAY -4 AM 11:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 907134