SUB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9687 PG 678

ADDRESS NEW OWNER:
Benjamin Rivera-Rodriguez and Joy B. Rivera-Rodriguez
613A Wade Circle
Goodlettsville, Tennessee 37072

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 26-10
GROUP
PARCEL 14

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John H. Binkley and wife, Dee Anne Binkley, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Benjamin Rivera-Rodriguez and wife, Joy B. Rivera-Rodriguez, 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. 48 on the Plan of Map Terra View Subdivision, Revised, as of record in Book 1424, page 4, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 48 fronts 100 feet on the southerly side of Wade Circle and runs back between lines, 205 feet on the westerly line and 199.3 feet on the easterly line to a dead line in the rear on which it measures 90 feet.
>
> Being the same property conveyed to John H. Binkley and wife, Dee Anne Binkley by deed from Jesse C. Moon and wife, Darlene D. Moon, as of record in Book 6623, page 98, Register's Office for Davidson County, Tennessee.

This is improved property known as 613A Wade Circle, Goodlettsville, TN 37072.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to Metropolitan Trustee taxes for 1995 and subsequent years.
2. Subject to City taxes for 1995 and subsequent years.
3. Subject to the Plan of Record in Book 1424, page 4, in said Register's Office.
4. Subject to Sanitary sewer and/or storm drainage easement of record in Book 5396, page 610, in said Register's Office.
5. Subject to easement for power line of record in Book 653, page 56, in said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Benjamin Rivera-Rodriguez and wife, Joy B. Rivera-Rodriguez, their heirs and assigns, forever; and we, John H. Binkley and wife, Dee Anne Binkley, 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 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 30th day of May, 1995.

John H. Binkley

John H. Binkley

Dee Anne Binkley

Dee Anne Binkley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John H. Binkley and wife, Dee Anne Binkley, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of May, 1995.

95 JUN -1 PM 1:46
FELICIA Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0065873
IDENTIF. ↑ REFERENCE

R. L. MOORE NOTARY PUBLIC

NOTARY PUBLIC

My Commission Expires: JUN 20 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 64,900.00.

Joy B. Rivera-Rodriguez

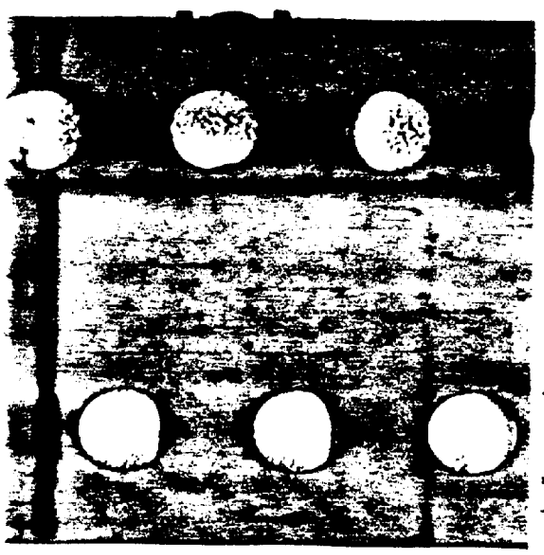
AFFIANT

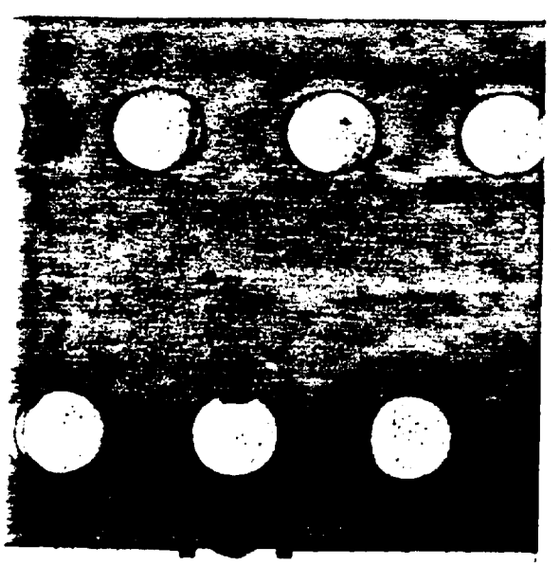
6632 06/01 0101 03CHECK 249.13

R. L. MOORE NOTARY PUBLIC

Subscribed and sworn to before me this 30th day of May, 1995.

NOTARY PUBLIC
My Commission Expires: Nov 20, 1996





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9687 PG 680

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 64900.00
CON TX 240.13
PRFEE 1.00
WDEED 8.00
TOTAL 249.13
CHECK 249.13

06/01/95 01 13:51 0001 6632

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0065873
IDENTIF. ↑ REFERENCE

95 JUN -1 PM 1:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915941