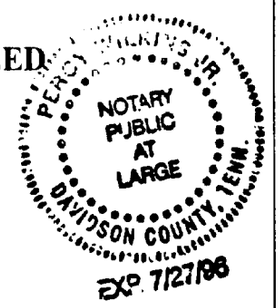
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 95

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
JOHN JOSEPH BINNS	MORTGAGE RESOURCES, INC.	MAP 104-14-0-B
(NAME)	(NAME)	
114 Westwood Trace	404 BNA Drive, #400	PARCEL 014co
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37217	FB #07DA-91170
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, HUNTER McDONALD, III, AND WIFE, LYNN D. MADDOX, AND HUNTER McDONALD, JR., AND WIFE, EMMIE J. McDONALD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN JOSEPH BINNS AND ~~XXXXX~~ FAYETTE B. BINNS AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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 Condominium Apartment Unit No. 16 of Westwood Trace Condominiums, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6522, Page 322, and as amended in Book 6889, Page 711, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Westwood Trace Condominiums of record in Book 6200, Page 215, in said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Hunter McDonald, III, unmarried, and Hunter McDonald, Jr., and wife, Emmie J. McDonald, by Deed from Helen W. Rogers Babb, a married woman, and husband, Danny R. Babb, of record in Book 9330, Page 766, Register's Office for Davidson County, Tennessee. The said Hunter McDonald, III, having since married.

The premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record in Book 6522, Page 352, said Register's Office; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing

CONTINUED

unimproved ( )
This is improved (X) property, known as 114 Westwood Trace, Nashville, TN 37212
(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 my hand this 31st day of July 19 95

HUNTER McDONALD, III
HUNTER McDONALD, JR.
By:
HUNTER McDONALD, III, Attorney-in-fact

EMMIE J. McDONALD
By:
HUNTER McDONALD, III, Attorney-in-fact

LYNN D. MADDOX

BOOK 9750 PG 953

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 HUNTER McDONALD, III, AND WIFE, LYNN D. MADDOX

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 31st day of July, 1995.

Commission expires _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

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 _____.

3216 08/03 0101 03CHECK 419.70

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

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of July, 1995, before me personally appeared HUNTER McDONALD, III, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of HUNTER McDONALD, JR., AND WIFE, EMMIE J. McDONALD, and acknowledged that they executed the same as the free act and deed of the said HUNTER McDONALD, JR., AND WIFE, EMMIE J. McDONALD.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

My Commission Expires: _____

LEGAL DESCRIPTION CONTINUATION

a Horizontal Property Regime of Westwood Trace Condominiums, of record in Book 6522, Page 322, and as amended in Book 6889, Page 711, said Register's Office; and is further subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

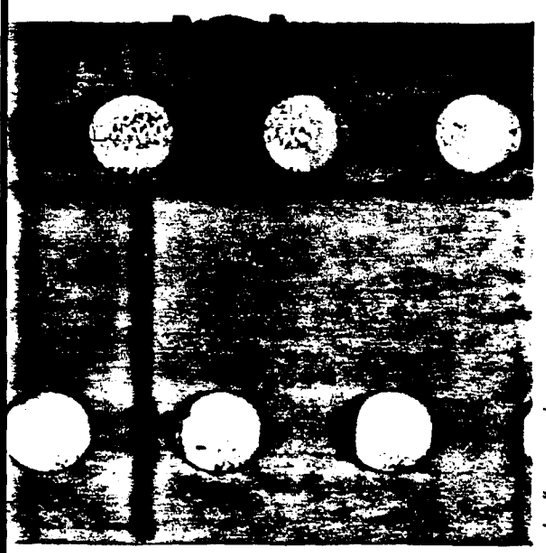
THIS instrument is being executed in behalf of Hunter McDonald, Jr., and wife, Emmie J. McDonald, pursuant to a Power of Attorney executed by them on the 25th day of July, 1995, and being filed for record simultaneously herewith.

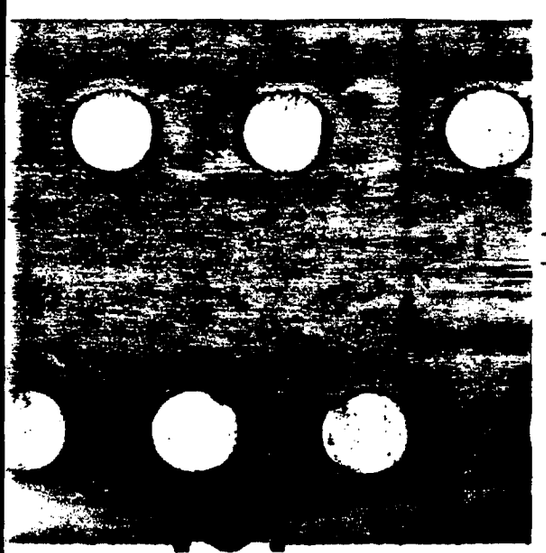
LYNN D. Maddox, spouse of the above named Hunter McDonald, III, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

95 AUG -3 AM 10:12
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0085585





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

RECEIVED OF _____

FOR _____

BOOK 9750 PG 959

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 111000.00
CON TX 410.70
PRFEE 1.00
MDEED 8.00
TOTAL 419.70
CHECK 419.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/03/95 01 10:15 0001 8216

0085585
IDENTIF. ↑ REFERENCE

95 AUG -3 AM 10: 12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 937245