THIS INSTRUMENT WAS PREPARED BY: HOWARD M. SKIPWORTH (#12469)
Attorney at Law
3515 Old Clarksville Pike
Post Office Box 489
Joelton, Tennessee 37080

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: LaVERGNE FOSTER, 1880 Union Hill Road, Davidson County, Goodlettsville, Tennessee, 37072.

NAME & ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: Same
MAP: 17
PARCEL NO: 9

For and in consideration of the sum of Sixty One Thousand Five Hundred Dollars ($61,500.00) cash in hand paid, and good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged **I, LOUISE HILL BINKLEY**, hereinafter referred to as the Grantor, reserving in myself an estate for and during my natural life, have bargained and sold, and by these presents do hereby transfer and convey unto **LaVERGNE FOSTER**, her heirs and assigns, hereinafter referred to as Grantees, a fee simple remainder interest at my death in that certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

> Land in the 10th Civil District of Davidson County, Tennessee, beginning at a point in the center line of Union Hill Road Corner to Greer and running North with said Greer lands North .08 Degrees East 370 feet to a point; thence South .08 degrees West 370 feet to center of said Union Hill Road; thence with center of said Road, South 67 degrees 50' west 40.3 feet to a point; thence South 80 degrees West 79.7 feet to the point of beginning, containing .99 acres, more or less. (0.99)
>
> Being the same property conveyed to Ernest Binkley and wife, Louise Hill Binkley, by deed from Freeman C. Smiley, et ux, as shown of record in Book 80, page 668, Register's Office for Davidson County, Tennessee, the said Ernest Binkley having since died.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **LaVERGNE FOSTER**, her heirs and assigns, forever; and Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and

the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind their heirs, successors and assigns, to warrant and forever defend the title to 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.

IN WITNESS WHEREOF, the Grantor has duly executed this Warranty Deed on this the 28th day of July, 1995.

Louise H Binkley
LOUISE HILL BINKLEY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **LOUISE HILL BINKLEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Joelton Tennessee, on this the 28th day of July, 1995.

Sherrie Spann
NOTARY PUBLIC

My commission expires: 6-3-96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $ 61,500.00.

PICK-UP

LaVERGNE FOSTER

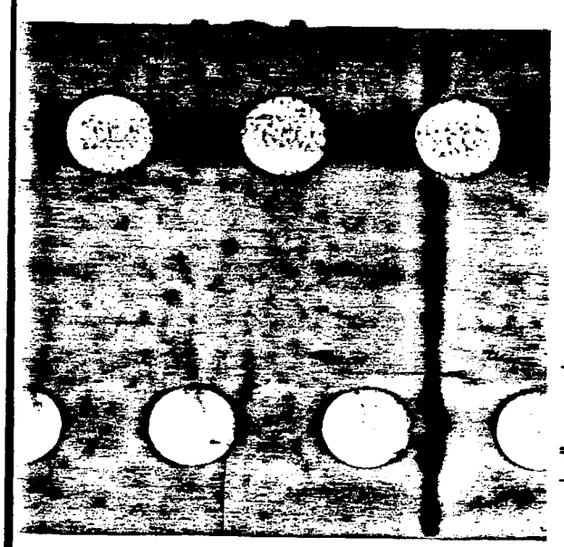
Subscribed and sworn to before me this 29th day of July, 1995.

Sherrie Spann
Notary Public
My commission expires: 6-3-96

95 AUG 18 PM 2:53
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4213 08/18 0101 03CHECK 236.55

IDENTIF. & REFERENCE
009116



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

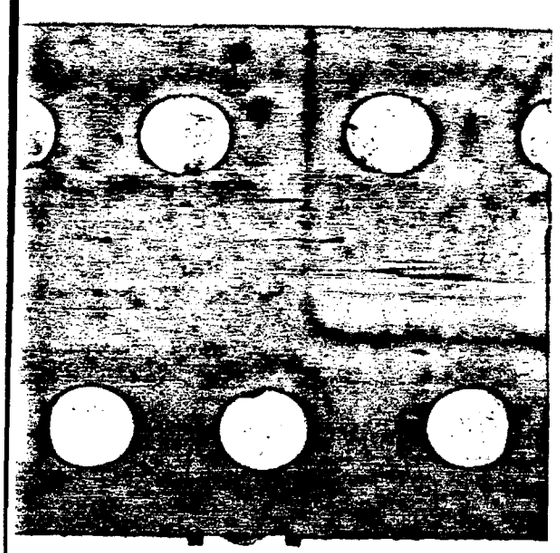
RECEIVED OF _____

FOR _____

BOOK 9767 PG 227

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



MAMT 61500.00
ERR CO
MAMT 61500.00-
CAMT 61500.00
CON TX ~~227.55~~
PRFEE ~~1.00~~
WDEED 8.00
TOTAL 236.55
CHECK 236.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00911116
IDENTIF. # REFERENCE

95 AUG 18 PM 2:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

08/18/95 01 15:01 0001 4213

No. 943176