WARRANTY DEED

BOOK 9924 PG 609

"BASED UPON INFORMATION FURNISHED BY THE PARTIES."

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOYCE G. NUTT (NAME)	SAME (NAME)	MAP 71-15
1611 Shelby Ave #A (ADDRESS)	(ADDRESS)	PARCEL 214
Nashville TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, MARGARET BINKLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOYCE G. NUTT

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:

A certain tract or parcel of land in Davidson County, Tennessee, as follows:

Lots Numbers One Hundred and Six (106), One Hundred and Seven (107) and One Hundred and Eight (108) on the plat of the Highland Land Company's Subdivision, as of record in Book No. 421, page 14, Register's Office of Davidson County, Tennessee.

Said Lots Nos. 106, 107 and 108 front 25 feet each on the easterly side of Stainback Avenue, and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to MARGARET BINKLEY by quitclaim deed from MARGARET FRANKIE SLOAN, which is recorded simultaneously herewith.

This is not the principal residence of the Grantor.

Possession will be given on March 1, 1996.

96 JAN 23 AM 8:14
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 01431 27

unimproved ( )
This is improved (X) property, known as 1309 STAINBACK AVENUE, NASHVILLE, TN 37207
(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 22nd day of January 19 96

Margaret Binkley
MARGARET BINKLEY

STATE OF TENNESSEE

BOOK 9924 PG 610

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARGARET BINKLEY

the bargainor _____, 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 GOODLETTSVILLE, Tennessee, this 22nd day of January 19 96.

Commission expires 11/20/97

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 _____.

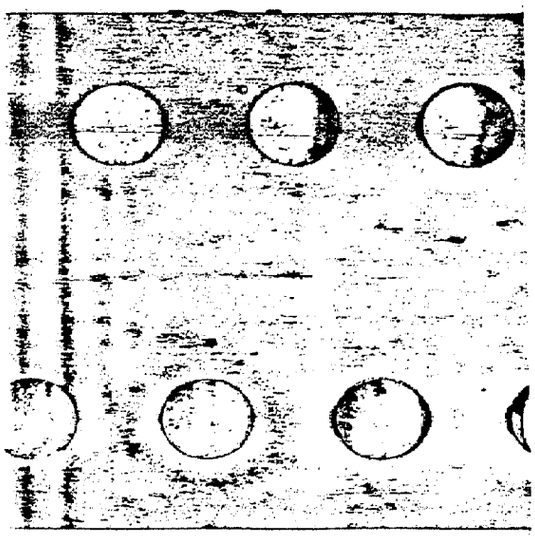
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

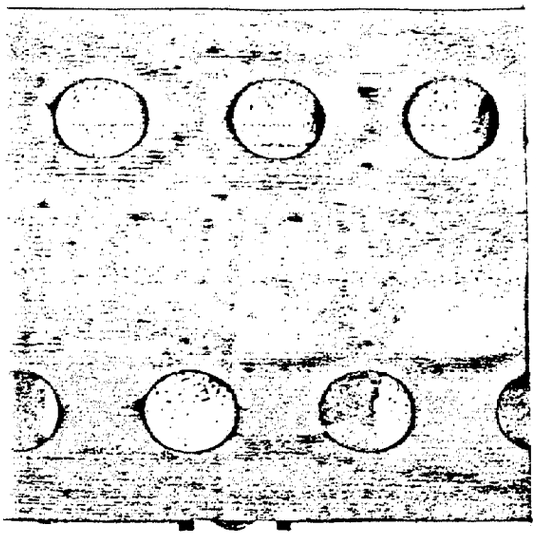
My commission expires _____

Notary Public

0227 07/23 01:01 03CHECK

75.00





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

RECEIVED OF _____

FOR _____

BOOK 9924 PG 611

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

DAMT	19000.00
DON TX	56.60
PRFEE	1.00
WDEED	8.00
TOTAL	75.60
CHECK	75.60

01/23/96 01 08:13 0001 0227

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0143127
IDENTIFICATION REFERENCE

96 JAN 23 AM 8:14
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 998505