THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Richard C. Binkley, et ux 504 Geneva Drive Goodlettsville, TN 37072	Same as New Owner	Map 33 Parcel 72 Field Book 10D 37010

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ESTELLE PARKER, a single woman, and D. C. PORTER a/k/a DENNIS CORNELL PORTER, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto RICHARD C. BINKLEY and wife, MARGIE H. BINKLEY, hereinafter referred to as 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 tract of land lying in the 2nd Civil District of Metropolitan Nashville-Davidson County, Tennessee, being the westerly portion of Lot 1 on the Plan of D. E. Moore Lands as of record in Book 843, page 63, Register's Office for Davidson County, Tennessee, described according to a survey made by Ragan-Smith Associates, Inc. Job Number 95-160, W. O. Number 5049 as follows:

BEGINNING at an iron pin (set) in the easterly right of way of Old Dickerson Pike (a 50-foot right of way), being the southwest property corner of Roger Thomas Stockton, et ux, as of record in Book 6927, page 218, Register's Office for Davidson County, Tennessee; said iron pin being 340 feet, more or less, from the southerly right of way of Campbell Road; thence, with the southerly property line of Stockton's tract and Larry Highsmith, et ux, Joyce Highsmith, as of record in Book 6937, page 657, said Register's Office, S 86 deg. 31' 34" E a distance of 733.86 feet to an iron pin (set); said iron pin being a point in the westerly property line of Davidson County Board of Education as of record in Book 3179, page 178, Register's Office for Davidson County, Tennessee; thence, with the westerly property line of aforesaid tract, S 02 deg. 59' 09" W a distance of 246.40 feet to an iron pin (set); said iron pin being the northwest property corner of Billy Knowles Jared and wife, Eva Faye Jared as of record in Book 2448, page 527, Register's Office for Davidson County, Tennessee; thence, with the southerly property line of aforesaid tract S 31 deg. 34' 13" E a distance of 391.41 feet to an iron pin (set); said iron pin being in the northerly right of way of Dickerson Pike, also known as State Route 41 and Hwy 31-W (a 80-foot right of way); thence, with the northerly right of way of Dickerson Pike, S 60 deg. 00' 00" W a distance of 302.83 feet to an existing iron pipe; said iron pipe being the southeast property corner of Fred W. Hahn as of record in Book 4854, page 408, Register's Office for Davidson County, Tennessee; thence, leaving said right of way with the easterly property line of aforesaid tract, N 02 deg. 59' 09" E a distance of 206.56 feet to an iron pin (set); thence, with the northerly property line of aforesaid tract, S 87 deg. 7' 20" W a distance of 443.19 feet to an existing iron pipe at a fence corner; said iron pipe being the southeast property corner of Sherman M. Kinnard, Jr., et ux, as of record in Book 4326, page 102, Register's Office for Davidson County, Tennessee; thence, with the easterly property line of aforesaid tract, N 27 deg. 46' 24" W a distance of 287.59 feet to an iron pin (set) at a fence corner; thence, with the northerly property line of aforesaid tract, N 85 deg. 28' 46" W a distance of 215.99 feet to an iron pin (set) in the easterly right of way of Old Dickerson Pike; thence, along the easterly right of way of Old Dickerson Pike, N 23 deg. 15' 34" East a distance of 301.18 feet to the point of beginning and containing 417,121 square feet or 9.576 acres, more or less, as calculated by the above courses which were determined within the precision requirements of a Class I Survey.

BEING the same property conveyed to Estelle Parker and D. C. Porter a/k/a Dennis C. Porter by deed from Rosie Lee Porter of record in Book 8656, page 246, Register's Office for Davidson County, Tennessee.

The foregoing description was prepared from a survey by, Ragan-Smith Associates, Inc., Registered Land Surveyor, Job No. 95-160, W.O. Number 5049.

The current mailing address for said property is 1253 Dickerson Pike, Nashville, TN 37207.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1996, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

And WE, the GRANTORS, 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.

JOINDER OF SPOUSE: HAZEL PORTER, wife of D. C. PORTER a/k/a DENNIS CORNELL PORTER, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise. ESTELLE PARKER represents and warrants that she is an unmarried person.

WITNESS our hands on this the 6th day of May, 1996.

"GRANTORS"

Estelle P Parker
ESTELLE PARKER

D. C. Porter
D. C. PORTER a/k/a DENNIS CORNELL PORTER

Hazel F Porter
HAZEL PORTER

"GRANTEES"

Richard C Binkley
RICHARD C. BINKLEY

Margie H. Binkley
MARGIE H. BINKLEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ESTELLE PARKER, D. C. PORTER a/k/a DENNIS CORNELL PORTER and wife, HAZEL PORTER, and RICHARD C. BINKLEY and wife, MARGIE H. BINKLEY, 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, at office, this the 6th day of May, 1996.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Richard C Binkley
Affiant

Sworn to and subscribed before me, this the 6th day of May, 1996.

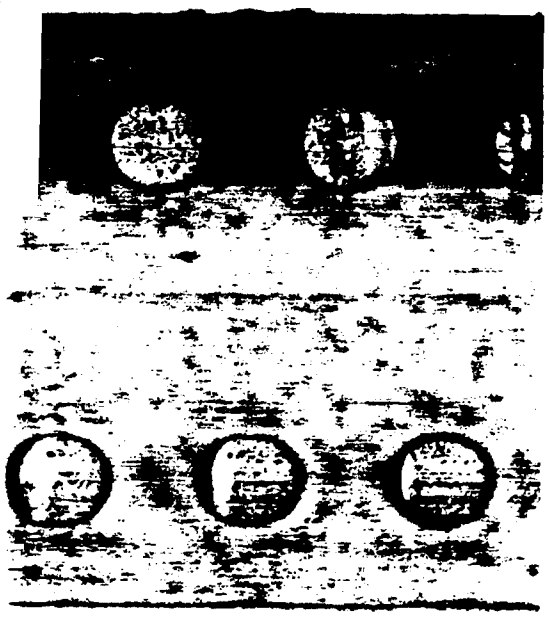
Patsy C. Davidson
NOTARY PUBLIC

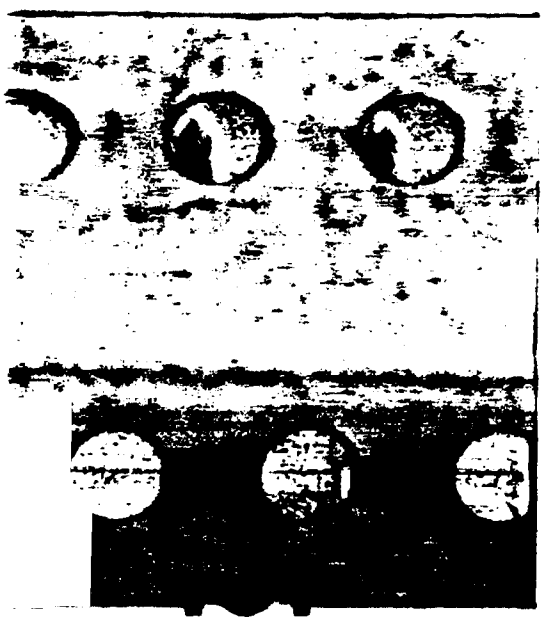
PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

96 MAY -7 AM 10:07
WILLIAM R. KNOLTON REGISTER
DAVIDSON COUNTY, TN.

96 15070 0-01 CHECK 619.50

0117938?
IDENTIFICATION REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10042 PG 531

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	
				165000.00
			CON TX	610.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	619.50
			CHECK	619.50
05/07/96	01		10:08 0001	8986

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0179387
IDENTIF. # REFERENCE

96 MAY -7 AM 10: 0

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1036994