Mail

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) BOOK 10048 PG 848

The actual consideration or value, whichever is greater, for this transfer is $ 65,000.00

Lanace M. Binkley
Affiant

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 10th day of May 1996

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
LANACE M. BINKLEY 417 Lockland Drive Nashville, Tennessee 37206	FIRST AMERICAN NATIONAL BANK First American Center Nashville, Tennessee 37207-0209	MAP 83-10 PARCEL 70

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY FIVE THOUSAND AND NO/100---------- ---------- ($ 65,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , ERIC F. MAHON AND WIFE, CONNIE S. MAHON hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LANACE M. BINKLEY, MARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 147 and the North 20.0 feet of Lot No. 148 on the Plan of McEwen Place which is of record in Book 332, page 133, Register's Office for Davidson County, Tennessee, and described as follows:

SAID Lot No. 147 and the north part of Lot No. 148 front together 50.0 feet on the east side of Allen Street, now Lockland Drive, and run back between parallel lines with the south margin of McEwen Avenue 126.0 feet to an alley.

BEING the same property conveyed to Eric F. Mahon and wife, Connie S. Mahon, by Quitlcaim Deed from Eric F. Mahon and wife, Connie S. Mahon and John T. Heaney, Jr., of record in Book 9476, page 90, Register's Office for Davidson County, Tennessee.

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.
96 MAY 14 AM 8:42
REGISTER

IDENTIF. + REFERENCE
0181306

This is improved property known as 417 Lockland Drive, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of McEwen Place of record in Book 332 , page 133 , Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 10th day of May, 19 96.

Eric F. Mahon
ERIC F. MAHON

Connie S. Mahon
CONNIE S. MAHON

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 10048 PG 849

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 ERIC F. MAHON AND WIFE, CONNIE S. MAHON, 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 this 10th day of May, 1996.

Mitchell A. Watts
Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

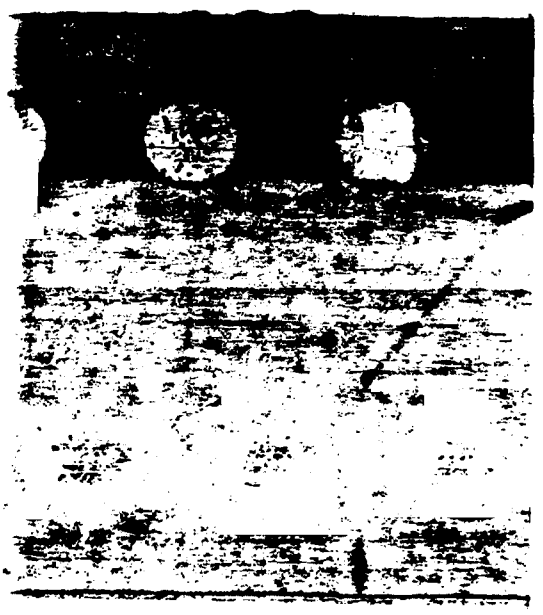
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

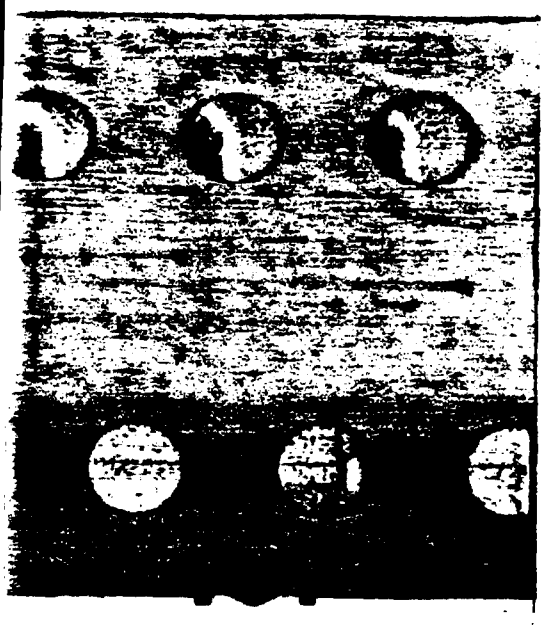
Witness my hand and official seal this _____day of _____ , 19 _____.

My Commission Expires: _____

Notary Public

1144 05/14 0101 03CHECK 249.50





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

RECEIVED OF _____

FOR _____

BOOK 10048 PG 850

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	65000.00
			CON TX	240.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	249.50
			CHECK	249.50
05/14/96	01	08:44	0001	1144

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0181306
IDENTIF. ↑ REFERENCE

96 MAY 14 AM 8:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1039119