BOOK 10063 PG 368

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ODELL BINKLEY, JR. (NAME)	ODELL BINKLEY, JR. (NAME)	MAP 053-02-0
P.O Box 145 (ADDRESS)	P.O. Box 145 (ADDRESS)	PARCEL 085.00
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Hermitage TN. 37076 (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, MICHAEL L. JOYCE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ODELL BINKLEY, JR. AND WIFE, MARY EVELYN BINKLEY

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 described as follows:

BEGINNING at an iron pin in the southwesterly margin of Robinson Road said point being North 66°38'34"West 140.00 feet from the centerline of Newport Drive, thence leaving said road South 46°46' West 457.46 feet to an iron rail; thence South 6°43' West 176.53 feet to an iron pin; thence North 60°06'08" West 68.95 feet to a concrete monument; thence North 49°24' West 150.14 feet to a concrete monument; thence North 44°11'30" East 180.40 feet to an iron pin; thence North 41°04'30"East 173.32 feet to a concrete monument; thence North 39°40'30" East 109.57 feet to a concrete monument; thence North 27°06'41" East 104.85 feet to an iron pin in the southwesterly right-of-way of Robinson Road; thence with a curve to the left (having a radius of 1873.64 feet) 159.75 feet to an iron pin; thence South 66°38'34"East 29.02 feet to an iron pin and the point of beginning, according to a survey made by Michael V. Holmes & Associates, Inc., April 23, 1981.

Being the same property conveyed to Michael L. Joyce by deed from Roscoe D. Gallaher, single of record in Book 8932, page 969, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1510 ROBINSON ROAD, OLD HICKORY, TENNESSEE 37138
(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 17th day of May, 19 96

THIS DEED IS GRANTED IN CONSIDERATION OF AN INTERNAL REVENUE SECTION 1031 TAX-DEFERRED EXCHANGE.

MICHAEL L. JOYCE

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 MICHAEL L. JOYCE

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 17th day of May 19 96

Commission expires June 10, 1998

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_____.

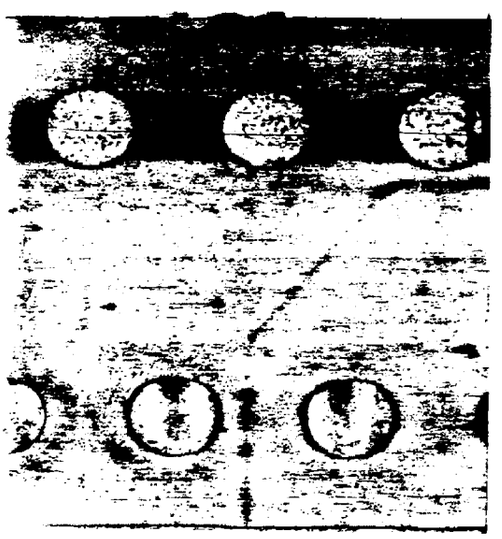
My commission expires _____

Notary Public

0185939
IDENTIFICATION REFERENCE

96 MAY 29 AM 8:11
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

5144 05/29 0101 03CHECK 601.00





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

RECEIVED OF _____

FOR _____

BOOK 10063 PG 370

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 160000.00
				CON TX 592.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 601.00
				CHECK 601.00
			05/29/96 01	08:12 0001 6144

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

0185939
IDENTIF. # REFERENCE

96 MAY 29 AM 8:11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1044058