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245.70

Box 5

BOOK 10066 PG 322

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $91,000.00

Betty Jean Hudson Baldwin
Affiant

Subscribed and sworn to before me this 15th day of May 1996.

Notary Public
My commission expires: July 27, 1996

THIS INSTRUMENT WAS PREPARED BY
MICHAEL M. McDONOUGH, Attorney at Law, P27584/ds
514 Adams Street, Bay City, Michigan 48708

ADDRESS NEW OWNER(S) AS FOLLOWS:
ALTON RAY BINKLEY and KAREN DENISE BINKLEY
2827 Azalea Place, Nashville, Tennessee 37204

MORTGAGEE:
ALTERNATIVE LENDING MORTGAGE CORPORATION
305 Fifth Street, Bay City, Michigan 48708

MAP-PARCEL NUMBERS:
~~81~~ 118-11-31.00

For and in consideration of the sum of NINETY-ONE THOUSAND and 00/100 DOLLARS ($91,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

BETTY JEAN HUDSON BALDWIN, in my capacity as Executrix for and on behalf of the Estate of ELIZABETH STOVER HUDSON, also known as ELIZABETH HUDSON, Deceased, Davidson County, Tennessee, of 3107 Lake Park Drive, Nashville, Tennessee 37211, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

ALTON RAY BINKLEY and KAREN DENISE BINKLEY, husband and wife, as tenants by the entireties, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

SEE ATTACHMENT A

96 MAY 30 PM 12:36
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0186867

This is improved/unimproved property commonly known as:
2827 Azalea Place, Nashville, Tennessee 37204

Tax ID No: 31

This deed is executed and delivered pursuant to, and in satisfaction of, an unrecorded land contract between the parties hereto dated November 12, 1992. Excepted from the warranties herein are any and all liens, incumbrances or other defects in title to the above described premises arising since the date of said contract and owing or due to the omissions, negligence or wrongful acts of the grantees hereto.

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

IN WITNESS WHEREOF, The said Grantor has hereunto set her hand the 13th day of May, 1996.

Signed in Presence of:

Joanne F. Hopper

ESTATE OF ELIZABETH STOVER HUDSON

Betty Jean Hudson Baldwin
BETTY JEAN HUDSON BALDWIN,
EXECUTRIX

STATE OF TENNESSEE)
)ss.
COUNTY OF Davidson)

Personally appeared before me, Brian S. Pitts a Notary Public in and for said County and State, the within named BETTY JEAN HUDSON BALDWIN, 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 Nashville TN, Tennessee, this 13th day of May, 1996.

Brian S. Pitts
Notary Public
Davidson County, Tennessee
My commission expires: July 22, 1998

ATTACHMENT "A" legal description:

Certain real estate in Davidson County, Tennessee, as follows:

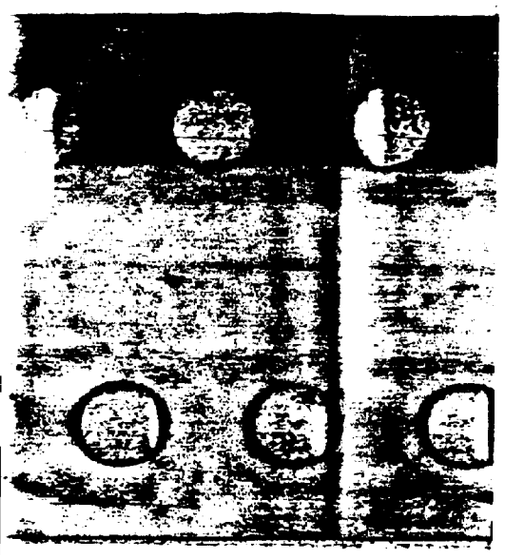
Being Lot No. 31, Block "B" on the Map of Berryhill Garden Subdivision, as of record in Book 1130, page 36, Register's Office for said County.

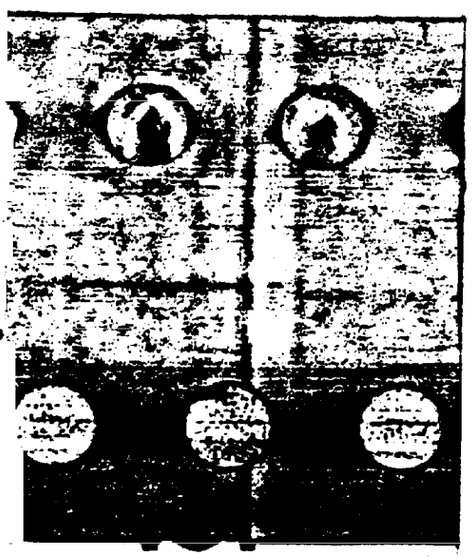
Said Lot No. 31 fronts 72 feet on the Westerly side of Azalea Place and runs back 140.1 feet on the Northerly line and 131.5 feet on the Southerly line to a dead line, measuring 48.8 feet thereon.

Being the same property conveyed to Alton Hudson and wife, Elizabeth Hudson, by deed from A. D. Hewlett and wife, Francee Hewlett, dated August 27, 1956, recorded August 28, 1956, of record in Book 2592, page 196, Register's Office for Davidson County, Tennessee. The said Alton Hudson died August 8, 1963, thereby vesting title in Elizabeth Hudson as surviving tenant by the entirety. Being also the same property devised to Betty Jean Hudson Baldwin by Last Will and Testament of Elizabeth Hudson, dated January 6, 1977, probated May 9, 1996, Will Book 205, page 702, Probate Court for Davidson County, Tennessee.

7132 05/30 0101 03CHECK 349.70

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





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

RECEIVED OF _____

FOR _____

BOOK 10066 PG 325

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 91000.00
				CON TX 336.70
				PRFEE 1.00
				WDEED 12.00
				TOTAL 349.70
				CHECK 349.70
			05/30/96 01	12:41 0001 7132

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0186867
IDENTIF. ↑ REFERENCE

96 MAY 30 PM 12: 36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1045035