BOOK 10068 PG 91

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER

34549

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,500.00

X Judy P Binkley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 19 96

Notary Public

MY COMMISSION EXPIRES 2/25/98
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Binkley (NAME)	GMAC Mortgage Corporation of PA (NAME)	61-1-50
405 Broadmoor Drive (ADDRESS)	8360 Old York Road (ADDRESS)	12DZ-12840
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Elkins Park, PA 19117-1590 (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 Faye White

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Binkley and wife, Judy P. 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 a resubdivision of a part of the Pearson Land and being designated as Parcel 13 on the Plan of Sweeney & Clark Realty Company's Subdivision in the 12th District, not of record and described according to a survey made by Barge, Waggoner & Summer, Inc. dated January 21, 1964, as follows:

BEGINNING at a concrete monument in the north margin of Broadmoor Drive, in the east line of Gra Mar Acres, Section II, as of record in Book 2663, page 113, Register's Office for said County; thence along the line of said subdivision, North 6 deg. 16' East 183.32 feet to a concrete monument; thence North 25 deg. 31' East 172 feet to a concrete monument in the margin of Gra Mar Acres, Section II, Second Addition, as of record in Book 3500, page 43, Register's Office for said County; thence with the margin of said Subdivision, South 32 deg. 42' East 86.1 feet to a corner of Parcel 14, thence with the line between Parcels 13 and 14, South 8 deg. 29' West 280.9 feet to the margin of Broadmoor Drive; thence with the margin of the same, westerly 100 feet to the beginning.

BEING the same property conveyed to Michael H. White and wife, Margaret Faye White by deed from Potere, Inc. of record in Book 4565, Page 173, Register's Office for Davidson County, Tennessee. The said Michael H. White having since died. The foregoing is the same legal description as appears in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 405 Broadmoor Drive, Nashville, TN 37216
(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 24th. day of May, 19 96

X Margaret Faye White
Margaret Faye White

BOOK 10068 PG 92

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 Margaret Faye White

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, Tennessee, this 24th day of May, 19 96

Commission expires 7/25/98

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_____.

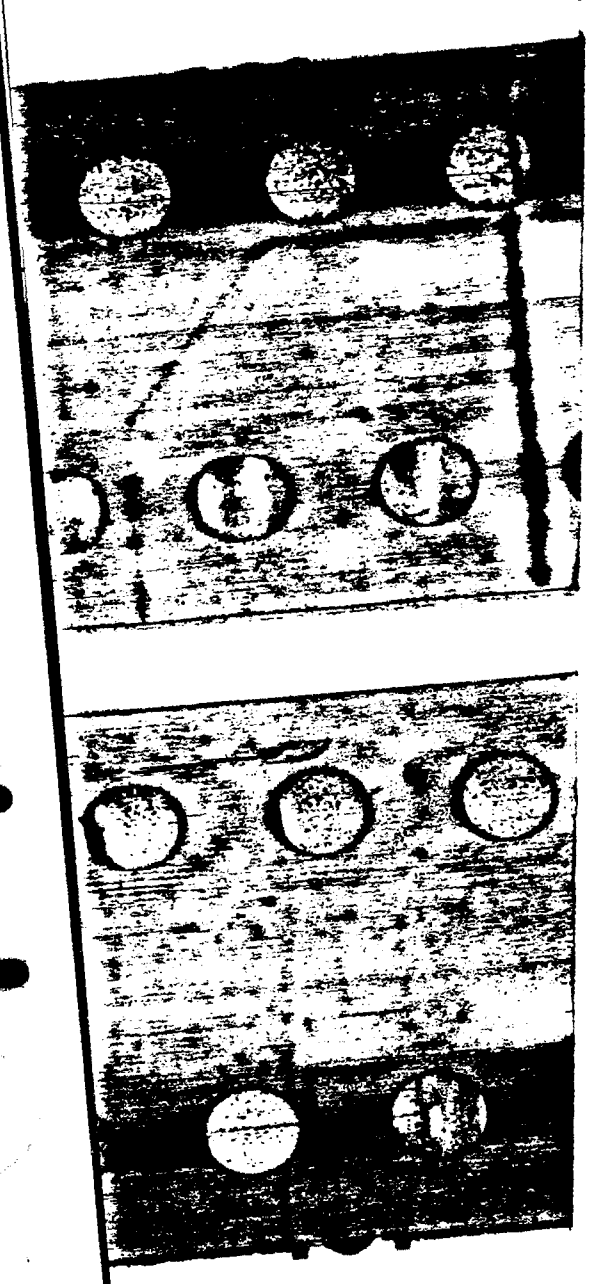
My commission expires _____

Notary Public

0187299
IDENTIFICATION REFERENCE

96 MAY 31 AM 10:12
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7577 05/31 0101 03CHECK 447.45



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10068 PG 93

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	
				118500.00
			CON TX	438.45
			PRFEE	1.00
			WDEED	8.00
			TOTAL	447.45
			CHECK	447.45

05/31/96 01 10:15 0001 7597

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187299 IDENTIF. # REFERENCE

96 MAY 31 AM 10:12

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1045494