WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER

BOOK 10068 PG 270

34525

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 68,500.00

X Sandera K. Johnson
Affiant

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/25/98
(AFFIX SEAL)

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
Sandera K. Johnson (NAME)	First American National Bank (NAME)	94-2-31
1618 Eastside Avenue (ADDRESS)	First American Center (ADDRESS)	23W-1855
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (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, Judy Binkley and husband, John R. Binkley, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandera K. Johnson, unmarried

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 Lot No. 284 on the Map of Edgefield Land Company's Subdivision, No. 1, of record in Book 57, Page 130, Register's Office for said County.

Said Lot No. 284 fronts 50 feet on the southerly side of Eastside Avenue, formerly Ashworth Avenue, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Judy Binkley by deed from John R. Binkley of record in Book 5874, Page 30; and by deed from Lois Catherine Cox of record in Book 5592, Page 56, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

IDENTIF. & REFERENCE 0187337

FILED FOR RECORD
'96 MAY 31 AM 10:42
REGISTER
DAVIDSON COUNTY, TN.

This is ~~improved~~ unimproved property, known as 1618 Eastside Avenue, Nashville, TN 37206
(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 our hand s this 24th day of May, 19 96

Judy Binkley

John R. Binkley

BOOK 10068 PG 271

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 Judy Binkley and husband, John R. Binkley, married

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 at Nashville, Tennessee, this 24th day of May, 1996.

Commission expires 7/25/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

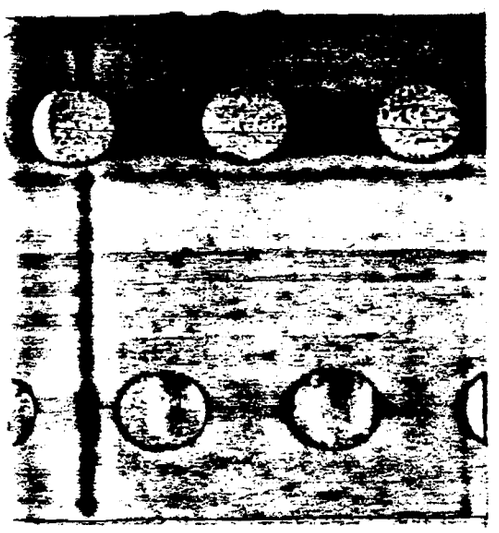
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and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

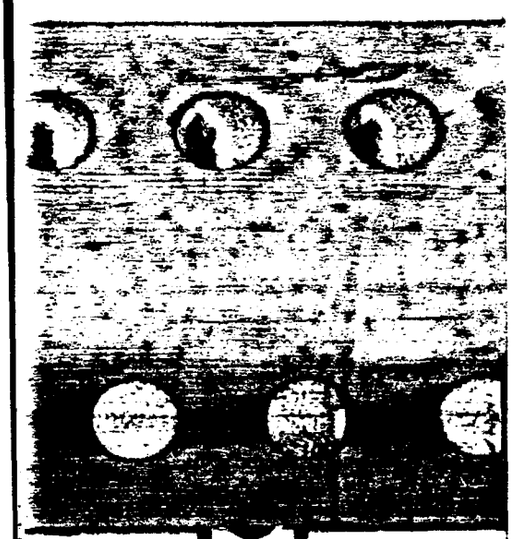
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

7646 05/31 0101 03CHECK 262.45





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

RECEIVED OF _____

FOR _____

BOOK 10068 PG 272

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 68500.00
				CON TX 253.45
				PRFEE 1.00
				WDEED 8.00
				TOTAL 262.45
				CHECK 262.45
			05/31/96 01	10:45 0001 7646

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187337 IDENTIF. ↑ REFERENCE

96 MAY 31 AM 10:42

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1045543