PREPARED BY: Law Office of Bobby D. Davis
101 Shepherd Hills Drive
Madison, Tennessee 37115

NAME/ADDRESS NEW OWNER:

Ray Binnion
813 Evergreen Trail
Madison, TN 37115

SEND TAX BILLS:

SAME

MAP & PARCEL:

Map 52-1
Parcel 67

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 500.00.

Carolyn Adams
AFFIANT

Subscribed and sworn to before me this 18th day of June, 1996.

Jane R Hall
NOTARY PUBLIC

My Commission Expires: 11/20/96

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars to me paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **MELISSIE EARLENE CONRAD BUSH, AS TRUSTEE OF TRUST A, B, AND C AS DESIGNATED UNDER THE WILL OF JAMES THOMAS CONRAD,** and **JAMES ROBIN McKINNEY, JR., EXECUTOR OF THE ESTATE OF JAMES R. McKINNEY,** (hereinafter referred to as Grantors) do hereby transfer and convey unto **RAY BINNION and wife, MARY BINNION,** (hereinafter referred to as Grantees) their successors, heirs and assigns, all of our right, title and in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3, Block "B" on the Plan of Crittendon Estates, of record in Book 974, page 69, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.
>
> Being the same property conveyed to James T. Conrad and James R. McKinney by Final Decree of Chancery Court of record in Book 5114, Page 878, Register's Office for Davidson County, Tennessee; the said James T. Conrad having since died, Melissie Earlene Conrad Bush, Executrix of the Estate of James Thomas Conrad, conveyed his one-half interest to Trust A, B, and C as designated under the Will of James Thomas Conrad by Quitclaim Deed of record in Book 6564, Page 797, Register's Office, Davidson County, Tennessee, and the said Melissie Earlene Conrad Bush executes this instrument as Trustee of the aforesaid Trusts by the authority vested in her therein; and the said James R. McKinney having since died, James Robins McKinney, Jr., Executor of the Estate of James R. McKinney executes this instrument pursuant to Order of Probate Court of Davidson County, Tennessee, a copy of which is recorded simultaneously herewith.

TO HAVE AND TO HOLD appurtenances, estate, title and interest thereto belonging to the said **GRANTEES,** their successors, heirs and assigns forever; and we do covenant with the said **GRANTEES** that we

PREPARED BY:
BOBBY D. DAVIS
ATTORNEY AT LAW
101 SHEPHERD HILLS DR
MADISON, TENNESSEE
37115
(615) 851-6697
Fax: (615) 859-7934

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 successors, 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 signature on this the 24th day of May, 1996.

Melissie Earlene Conrad Bush, Trustee

MELISSIE EARLENE CONRAD BUSH, Trustee of Trusts A, B, & C, as Designated Under the Will of James Thomas Conrad

WITNESS my signature on this the 12th day of June, 1996.

Attorney for

JAMES ROBIN McKINNEY, JR., Executor of the Estate of James R. McKinney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, MELISSIE EARLENE CONRAD BUSH, Trustee of Trust A, B & C as designated under the Will of James Thomas Conrad, the within-named 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, 1996.

Bobby D. Davis
NOTARY PUBLIC

My Commission Expires: 11-22-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, JAMES ROBIN McKINNEY, JR., as Executor of the Estate of James R. McKinney, the within-named 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 Madison, Tennessee, this 12th day of June, 1996.

Nancy W. Hunter
NOTARY PUBLIC

My Commission Expires: 05-23-98

NANCY W. HUNTER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0194215
IDENTIF. & REFERENCE

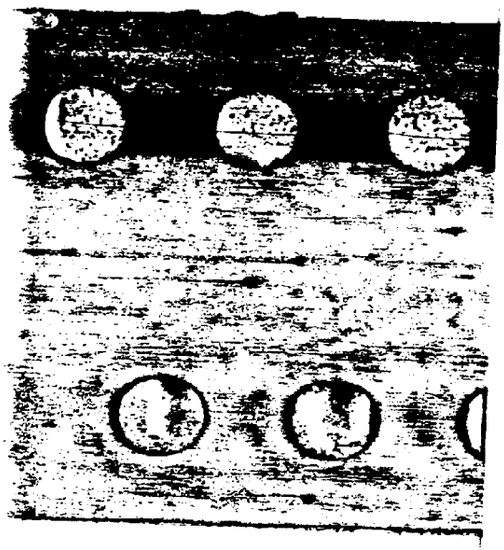
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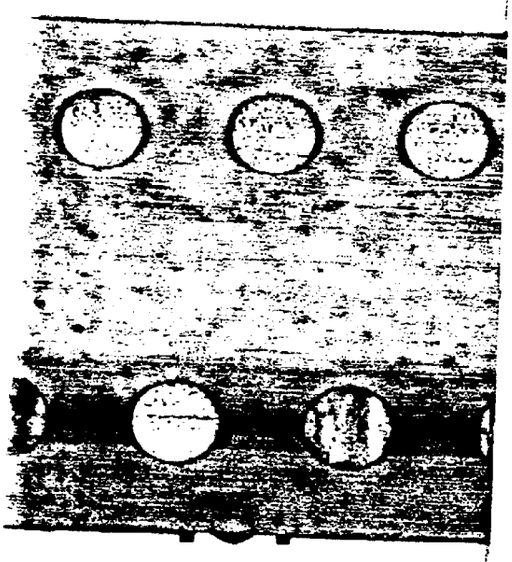
REGISTER DAVIDSON CO. TN.

MAIL ENV.

FEE 13.00 RECORDING 1.00 CHECK 10-85

PREPARED BY:
BOBBY D. DAVIS
ATTORNEY AT LAW
101 SHEPHERD HILLS DR
MADISON, TENNESSEE 37115
(615) 851-6697
Fax: (615) 859-7934





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

RECEIVED OF _____

FOR _____

BOOK 10090 PG 894

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 500.00
				CON TX 1.85
				PRFEE 1.00
				WDEED 8.00
				TOTAL 10.85
				CHECK 10.85
06/19/96	01			08:30 0001 5099

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0194215
IDENTIF. # REFERENCE

96 JUN 19 AM 8:29

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

No. 1052899