WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER

34712

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) 11/28/98

SATURN NOTARY PUBLIC AT LARGE ALAN DAVIDSON COUNTY TENN

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
Robert T. Binkley	First Trust Mortgage Company	52-5-60
(NAME)	(NAME)	
304 Emmett Avenue	6525 Quail Hollow Road	11D-70030
(ADDRESS)	(ADDRESS)	
Madison, Tn 37115	Memphis, TN 37120	
(CITY) (STATE) (ZIP)	(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, Joel Keith Mabry and wife, Carol Blair Mabry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert T. Binkley, married

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. 29 of Block "I" on the revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.

SAID Lot No. 29 fronts 60 feet on the southerly side of Emmitt Avenue, now Emmett Avenue, and extends back 224 feet more or less, on the easterly line, and 238 feet more or less, on the westerly line, to a dead line, measuring 60 feet thereon.

BEING the same property conveyed to Joel Keith Mabry and wife, Carol Blair Mabry by deed from Robert J. Berry of record in Book 7293, Page 605, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 304 Emmett Avenue, Madison, Tn 37115
(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 22nd day of July, 19 96

Joel Keith Mabry

Carol Blair Mabry

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 22nd day of July 19 96.

Commission expires 11/28/98 Notary Public

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

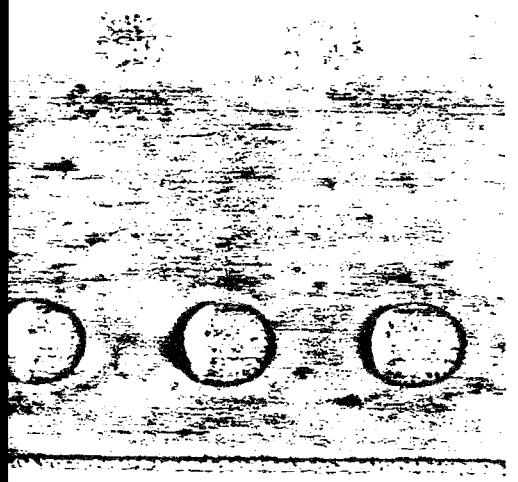
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that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

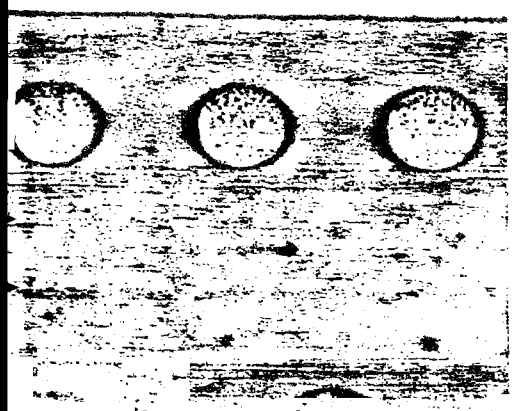
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

ERENCE
86
TER
N.





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

RECEIVED OF _____

FOR _____

BOOK 10134 PG 843

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 59900.00
				CON TX 221.63
				PRFEE 1.00
				WDEED 8.00
				TOTAL 230.63
				CHECK 230.63
			07/29/96 01	09:37 0001 0034

0208018
IDENTIF. # REFERENCE

96 JUL 29 PM 9:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK