WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON Bk 10132 Pg 970
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 35,000.00
Ray K. Binnion
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF September 19 96

Notary Public

COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RAY K. BINNION	SAME	MAP 43-11
(NAME)	(NAME)	
813 EVERGREEN TRAIL		PARCEL
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115		24
(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, MARVIN E. BAKER, by and through Carrie L. Baker, Attorney in Fact, and wife, CARRIE L. BAKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAY K. BINNION

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. 76 on the unrecorded Plan of Anderson Estates and being a re-subdivision of Tracts 1 and 13 on the Plan of Anderson Tract of record in Plat Book 1130, page 37, Register's Office for said County, and described according to a survey made by Anderson and Gee, Surveyors, dated August 5, 1946.

Beginning at a point on the easterly margin of McArthur Drive at the corner of Lots 76 and 77; thence with the line between said lots easterly 136 feet to a point, the corner of said lots and Lots Nos. 24 and 25; thence with the line between Lots 25 and 76 northerly 65 feet to the corner of Lots 26 and 75; thence with line between Lots 76 and 75, westerly 136 feet to the easterly margin of McArthur Drive; thence with margin of same southerly 65 feet to the beginning.

Being the same property conveyed to Marvin E. Baker and wife, Carrie L. Baker by deed of record in Book 8676, page 308, Register's Office for Davidson County, Tennessee.

CARRIE L. BAKER executes this instrument as Attorney in Fact for MARVIN E. BAKER pursuant to Power of Attorney of record in Book 10179, page 963, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 207 McARTHUR DRIVE, 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 5th day of September 19 96

Marvin E. Baker
MARVIN E. BAKER

Carrie L. Baker
CARRIE L. BAKER

BY: Carrie L. Baker
CARRIE L. BAKER, ATTORNEY IN FACT

BOOK 10133 PG 971

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 CARRIE L. BAKER

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 _____ GOODLETTSVILLE, Tennessee, this 5th day of September, 19 96.

Commission expires January 24, 1998

Aaron Adams
Notary Public

AARON ADAMS 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

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, CARRIE L. BAKER, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for MARVIN E. BAKER and is authorized by MARVIN E. BAKER to execute this instrument on his behalf.

Witness my hand and official seal this 5th day of September, 1996.

Aaron Adams
NOTARY PUBLIC

My commission expires: January 24, 1998

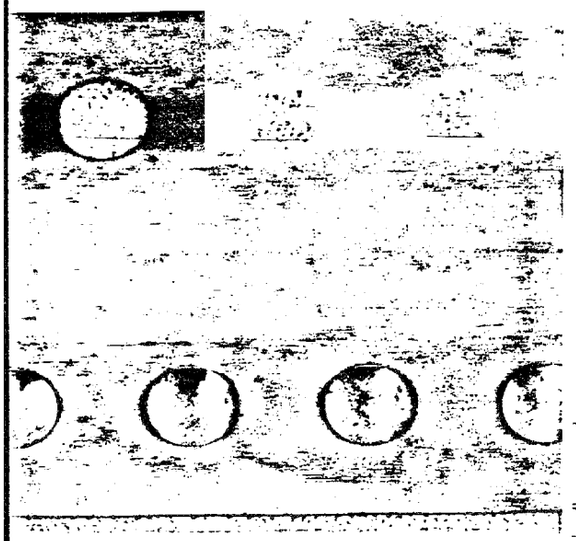
AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

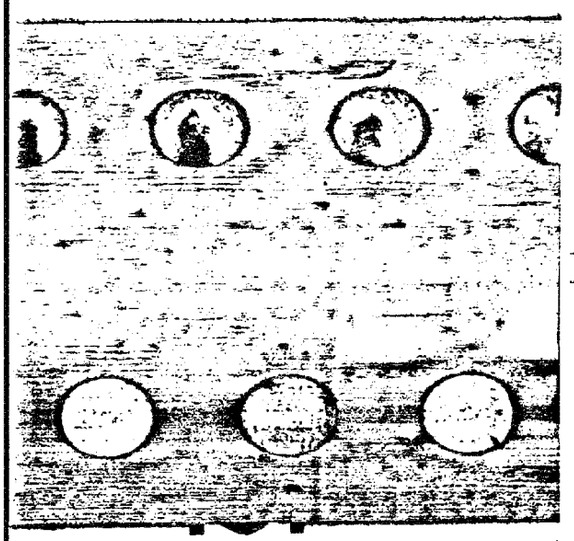
022880
IDENTIFICATION REFERENCE

96 SEP -9 PM 3:07
FILED/RECORDED REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV

5935 09/09 0101 03CHECK
139.50





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

RECEIVED OF _____

FOR _____

BOOK 10183 PG 972

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	35000.00
CON TX	129.50
PRFEE	1.00
WDEED	8.00
TOTAL	138.50
CHECK	138.50

09/09/96 01 15:07 0001 5935

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0222880
IDENTIFICATION REFERENCE

96 SEP -9 PM 3:07

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

No. 1028417