4

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 52,000.00

Allen Ray Binkley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: 11-27-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen Ray Binkley (NAME)	Mortgage Resources Inc. (NAME)	MAP 61-16
1404 Cardinal Avenue (ADDRESS)	404 BNA Drive, Suite 400 (ADDRESS)	PARCEL 351
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37217 (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, Michael G. Waggoner and wife, Patricia I. Waggoner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allen Ray Binkley and wife, Ruby A. 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 the southerly one-half of Lot No. 10, Block B, on the Plan of Country Club Estates, of record in Book 843, page 95, Register's Office for Davidson County, Tennessee, decribes as follows:

SAID property fronts 50 feet on the westerly margin of Cardinal Avenue formerly Martha Avenue, and extends back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Michael G. Waggoner and wife, Patricia I. Waggoner by deed from Dale Fox and Robert Payne, of record in Book 5647, Page 664, Register's Office for said County.

0232534
IDENTIFICATION REFERENCE

96 OCT -3 AM 11:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1404 Cardinal Avenue, 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 our hand s this 27th day of September 19 96

Michael G. Waggoner

Patricia I. Waggoner

DCTN01W 12/88 First Data Systems, Inc. 1-800-626-5427

BOOK 10214 PG 207

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 Michael G. Waggoner and wife, Patricia I. Waggoner

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 Goodlettsville, Tennessee, this 27th day of September, 19 96.

Commission expires 11-27-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

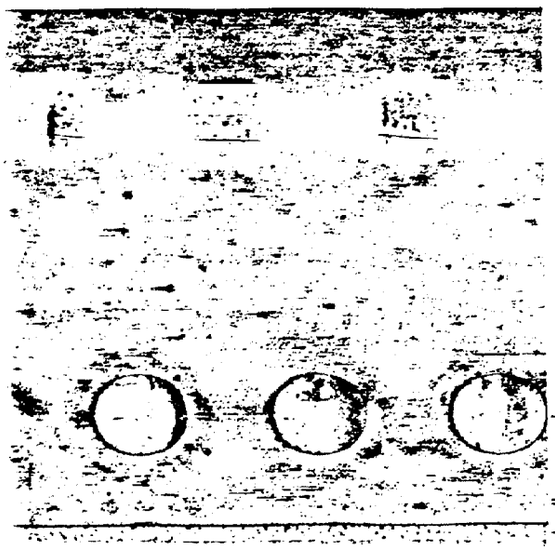
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and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

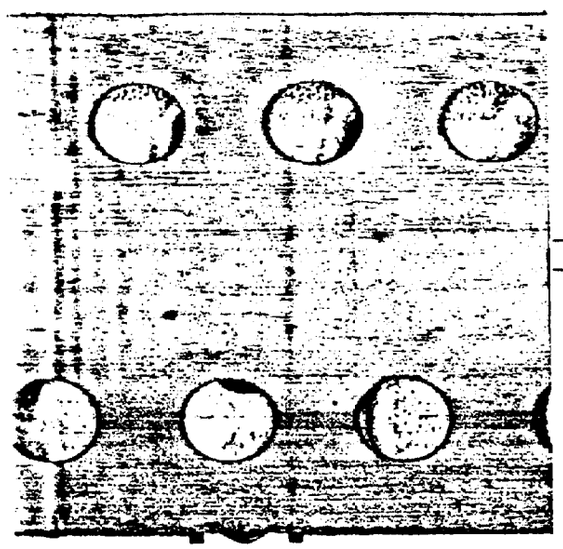
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

5595 10/03 01:01 03CHECK 201.40





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

RECEIVED OF _____

FOR _____

BOOK 10214 PG 208

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 52000.00
				CON TX 192.40
				PR:TEE 1.00
				WDEED 8.00
				TOTAL 201.40
				CHECK 201.40
			10/03/96 01	11:02 0001 6196

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0232534
IDENTIFICATION REFERENCE

96 OCT -3 AM 11:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Nº 1073270

No. [redacted]