BOOK 10225 PG 259

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Joseph Edward Fox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October, 19 96

Notary Public

MY COMMISSION EXPIRES: 9/28/98
(AFFIX SEAL)

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
JOSEPH EDWARD FOX (NAME)	SAME (NAME)	MAP 43-11
201 Grizzard Cve. N-3 (ADDRESS)	(ADDRESS)	PARCELS 23 AND
Nashville TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	24

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, RAY K. BINNION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH EDWARD FOX, 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:

TRACT ONE:
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 RAY K. BINNION by deed of record in Book 10183, page 970, Register's Office for Davidson County, Tennessee.

TRACT TWO:
Land in Davidson County, Tennessee, being Lot No. 77 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 in the easterly margin of McArthur Drive, which point is located 110.3 feet north of the intersection of McArthur Drive and Dupont

CONTINUED ON PAGE 2 OF 2

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 my hand this 10th day of October, 19 96

Ray K. Binnion
RAY K. BINNION

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 RAY K. BINNION

the 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 GOODLETTSVILLE Tennessee, this 10th day of October 1996.

Commission expires 9/23/2000

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

CONTINUATION OF LEGAL DESCRIPTION

Avenue, and being the common corner of Lot Nos. 77 and 78 of said unrecorded plan; thence easterly and with dividing line between said lots 136 feet to the common corner of Lots 23, 24, 77, and 76 of said unrecorded plan; thence northerly with the dividing line between Lots Nos. 24 and 77, 65 feet to the common corner of Lots Nos. 24, 25, 76, and 77; thence westerly with the dividing line between Lots 76 and 77, 136 feet to the easterly margin of McArthur Drive; thence southerly with the easterly margin of McArthur Drive, 65 feet to the point of beginning.

Being the same property conveyed to RAY K. BINNION by deed of record in Book 10183, page 967, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

Ray K. Binnion
RAY K. BINNION

IDENTIF. & REFERENCE

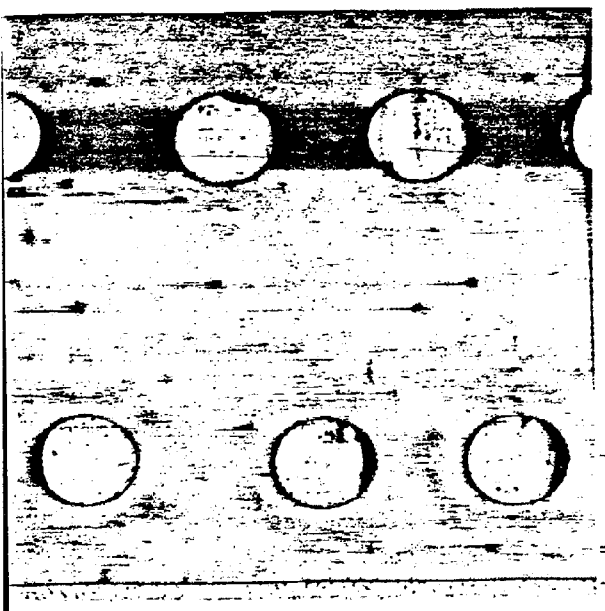
96 OCT 14 PM 3:36

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

9830 10/14 0101 03CHECK 194.00

0235950



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

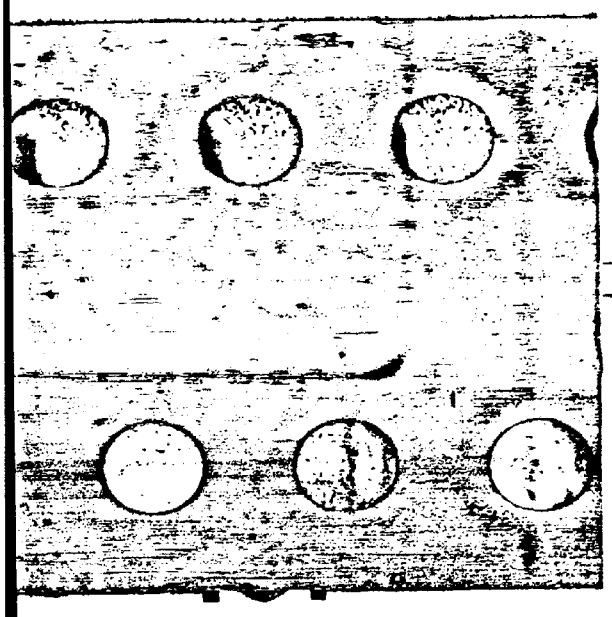
BOOK 10225 PG 261

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	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	8.00
TOTAL	194.00
CHECK	194.00

10/14/96 01 15:45 0001 9830

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0235950
IDENTIF. & REFERENCE

96 OCT 14 PM 3:36

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

№ 1076875

No. [redacted]