BOOK 10256 PG 362

STATE OF TENNESSEE
COUNTY OF SUMNER

96-1579

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,500.00

David Binkley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November, 19 96.

Janis L. Duree
Notary Public

MY COMMISSION EXPIRES: 5/23/98

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 315 West Main Street, Hendersonville, Tennessee 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Binkley	FT MORTGAGE COMPANIES	61-7
(NAME)	(NAME)	
801 Maplewood Lane	P. O. BOX 146	158
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37216	Memphis, TN 38101	15DZ 2890
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Larry R. Goostree, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Binkley and wife, Jennifer 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:

Being part of Lot No. 10 on the Map of Broadmoor, Block "C", of record in Book 547, page 161, Register's Office for Davidson County, Tennessee, and described as follows:

Being the westerly part of said Lot No. 10, fronting 77 feet on the northerly side of Maplewood Avenue and running back between lines, 150 feet on the easterly line and 153.2 feet on the westerly line, along the easterly margin of Patapsco Street, to a dead line in the rear, mesuring 47.1 feet thereon, save and except a small triangle taken out of the southwest corner of said lot for the curve at the intersection of Maplewood Avenue and Patapsco Street.

BEING the same property conveyed to Larry R. Goostree by deed from Lynn Goostree and Larry Goostree, Co-Administrators of the Estate of Mary Elizabeth Goostree, Case No. 9853, Probate Court for Davidson County, Tennessee, filed of record in Book 8567, page 169, Register's Office for Davidson County, Tennessee.

Evelyn Goostree, spouse of Larry R. Goostree, joins in this conveyance for the purpose of conveying any interest she may have in the property.

This is improved property known as 801 Maplewood Lane, Nashville, TN 0272 11/11 0101 03CHECK 243.95

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 his hand this 4th day of November, 19 96.

Larry R. Goostree, By Kathy Keith Attorney-In-fact
Larry R. Goostree

Evelyn Goostree By Kathy Keith Attorney-In-fact
Evelyn Goostree

STATE OF TENNESSEE

BOOK 10256 PG 363

COUNTY OF ~~DAVIDSON~~ SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Kathy Keith, to me known to be the person who executed the foregoing instrument on behalf of Larry R. Goostree, and who acknowledged that he/she executed the same as the free act and deed of the said Larry R. Goostree. Hendersonville

Witness my hand and official seal at ~~Nashville~~, Tennessee, this 4th day of November, 19 96.

NOTARY PUBLIC

My Commission Expires: 5/23/98.

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Kathy Keith, to me known to be the person who executed the foregoing instrument on behalf of Evelyn Goostree, and who acknowledged that he/she executed the same as the free act and deed of the said Evelyn Goostree. Hendersonville

Witness my hand and official seal at ~~Nashville~~, Tennessee, this 4th day of November, 1996.

NOTARY PUBLIC

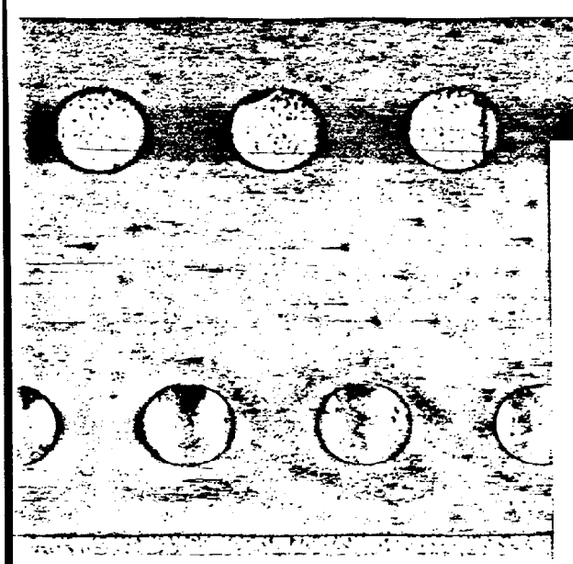
My Commission Expires: 5/23/98.

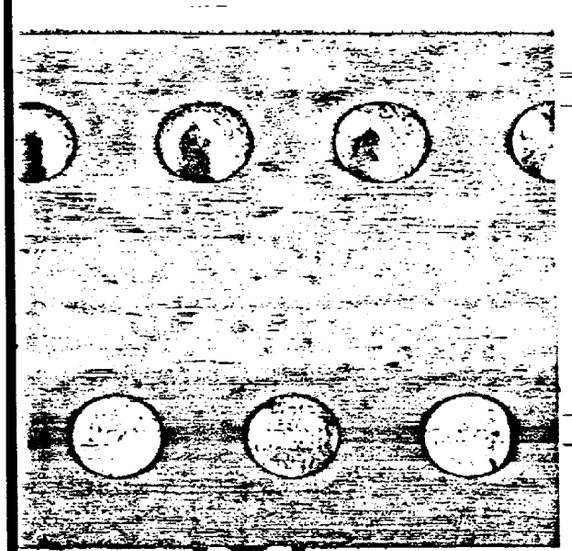
0245628

IDENTIF. ↑ REFERENCE

96 NOV 11 AM 11:23

REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 63500.00
CON TX 234.95
PRFEE 1.00
WDEED 8.00
TOTAL 243.95
CHECK 243.95

11/11/96 01 11:30 0001 0272

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0245628
IDENTIF. # REFERENCE

96 NOV 11 AM 11:23

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

No. 1087172