BK/10258PG151

THIS INSTRUMENT PREPARED BY:
SCHULMAN, LeROY & BENNETT, P.C.
P.O. BOX 190676
NASHVILLE, TN 37219-0676

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Barbara Lee Eatherly and Charles Binkley 2200 Selma Avenue Nashville, TN 37214	Barbara Lee Eatherly 2200 Selma Avenue Nashville, TN 37214	Map 81-2 Par. 177

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $2,500.00.

Barbara L Eatherly
Affiant

SWORN TO AND SUBSCRIBED before me, on this the 12th day of November 1996.

Notary Public

Commission Expires: 1-25-97

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Karl E. Haury, hereinafter sometimes referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto Barbara Lee Eatherly and Charles Binkley, as tenants in common, hereinafter sometimes referred to as Grantees, their heirs, successors and assigns, a one-half undivided interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follow, to-wit:

LAND in Davidson County, Tennessee, being part of Tract 9 on the Map of G. W. Ankenbauer Estates as divided in Chancery Court under Rule No. 65-611 and described by a survey made by Wm. Collier Parrish Associates, Civil Engineers, dated August 16, 1961, as follows:

BEGINNING at an iron stake in the southwesterly margin of Clarksville Highway, being U.S. 41W, said stake being 350 feet northwesterly from the westerly margin of 28th Avenue, North; thence, South 34° 10' West 200 feet to an iron stake; thence, North 55° 50' West 150 feet to a point; thence, North 34° 10' East 200 feet to a point in the margin of said Clarksville Highway; thence, with the margin of the same, South 55° 50' East 150 feet to an iron stake at the point of beginning.

Included in the above but Excluded therefrom is that portion thereof described in the deed from Reese L. Smith, Jr., and Karl E. Haury to James A. Lewis, et al, of record in Book 5040, page 486, Register's Office for Davidson County, Tennessee.

Also Included in the above but Excluded therefrom is that portion thereof condemned by the Metropolitan Government of Nashville and Davidson County, Tennessee for the widening of Clarksville Highway as described in the Order of record in Book 5015, page 668, Register's Office for Davidson County, Tennessee.

BEING a part of the same property conveyed to Walter Reed Capps and Reese L. Smith, Jr., et al by deed from Earl Hutcheson, et al, Trustees, of record in Book 2963, page 393, said Register's Office, and part of the property conveyed to Karl E. Haury, by deed from James H. Fristoe of record in Book 2999, page 437, said Register's Office, the same Walter Reed Capps having conveyed his ½ undivided interest to Reese L. Smith, Jr. and Karl E. Haury by deed of record in Book 3278, page 114, said Register's Office, and the said Reese L. Smith, Jr., having since died. The Will of Reese L. Smith, Jr., of record in Will Book 54, page 279, Williamson County Clerk and Masters Office devised the subject property to Marcella V. Smith, Reese L. Smith III, and Gail Pigg as Trustees under the testamentary trusts created therein.

This is unimproved property known as _____, Clarksville Highway, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Barbara Lee Eatherly and Charles Binkley, as tenants in common, their successors and assigns forever.

Karl E. Haury does hereby covenant with the said Grantees that he is lawfully seized and possessed of an undivided one-half interest in the above described property in fee simple, that he has a good right to convey it, and that the same is unencumbered except as set forth below. Karl E. Haury does further covenant and bind himself and his representatives and heirs to warrant and forever defend the title to the undivided one-half interest he is conveying in said land against the lawful claims of all persons whomsoever to the said Barbara L. Eatherly and Charles Binkley, their successors and assigns.

This conveyance is subject to (1) current taxes for the year 1996, a lien, but not yet due and payable; (2) agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 4166, page 30, said Register's Office.

Mildred M. Haury, wife of Karl E. Haury, joins in this conveyance for the purpose of conveying any marital interest she may have in the subject property.

WITNESS our hands this 4th day of ~~October~~ NOVEMBER 1996.

Karl E Haury
Karl E. Haury

Mildred M. Haury
Mildred M. Haury

024695
IDENTIF. ↑ REFERENCE
96 NOV 13 PM 1:39
RECEIVED FOR RECORD
WILSON COUNTY, TN.
DAVIDSON COUNTY, TN.

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 bargainor, Karl E. Haury and Mildred M. Haury, the bargainors, 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.

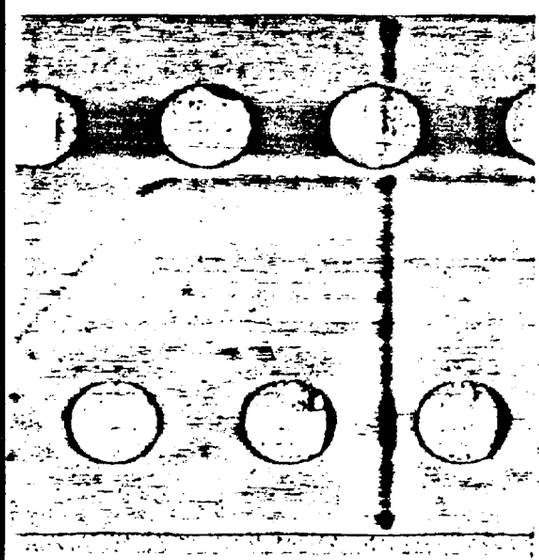
Witness my hand and official seal at office in Nashville, Tennessee, on this the 4th day of November 1996.

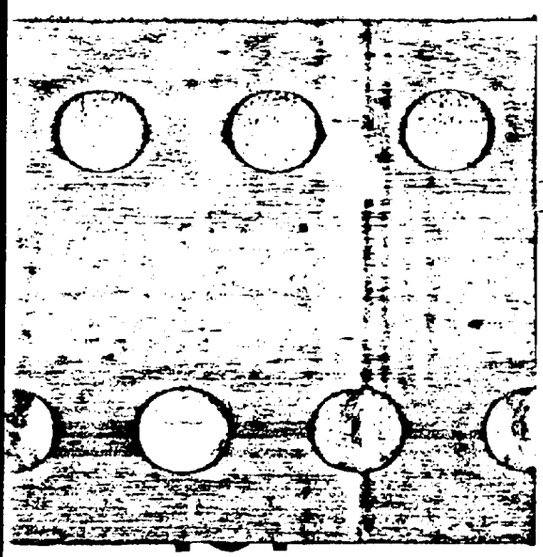
Carolyn J. Eubank
Notary Public

Commission Expires: 3/2/97

C:\OFFICE\REAL\EATHERLY.WD2

0101 CASHIER CHECK 18.25





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

RECEIVED OF _____

FOR _____

BOOK 10258 PG 153

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 2500.00
CON TX 9.25
PRFEE 1.00
WDEED 8.00
TOTAL 18.25
CHECK 18.25

11/13/96 01 13:42 0001 0881

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0246195
IDENTIF. # REFERENCE

96 NOV 13 PM 1:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1087773