WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FILE BOX 43

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Felix Bertrand (NAME)	Community Mortgage Corporation (NAME)	Map 3
236 East End Road (ADDRESS)	142 Timber Creek Drive (ADDRESS)	Parcel 50
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Cordova, TN 38018 (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, Elton Ray Binkley and wife, Deborah Binkley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Felix Bertrand and wife, Angela L. Bertrand

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 lying in the 10th Civil District of Davidson County, Tennessee, further described as follows, to-wit:

BEGINNING at an iron pin in the center of East End Road in the west line of J.A. Crawford (DB 3704, PG 250 RODCT), said pin being the northeast corner of herein described tract; thence with said Crawford's west line South 06 degrees, 49 minutes, 33 seconds East, 989.47 feet to an existing pin on top of a ridge; thence North 86 degrees, 59 minutes, 55 seconds West, 603.29 feet to a 16 inch hickory tree corner; thence North 03 degrees 23 minutes 20 seconds East, 241.44 feet to a stone; thence North 03 degrees, 36 minutes, 08 seconds East, 779.42 feet to an existing iron pin in the center of East End Road; thence with the center of East End Road as follows: South 62 degrees, 04 minutes 24 seconds East, 160.87 feet to a point; thence South 69 degrees, 02 minutes, 51 seconds East, 54.36 feet to a point; thence South 87 degrees, 26 minutes, 35 seconds East, 51.98 feet to a point; thence North 89 degrees, 38 minutes, 17 seconds East, 53.03 feet to a point; thence North 79 degrees, 16 minutes, 32 seconds East, 37.25 feet to a point; thence North 73 degees, 07 minutes, 15 seconds East, 41.89 feet to a point; thence North 78 degrees, 25 minutes, 07 seconds East, 48.04 feet to the point of beginning, according to a survey by Tommy E. Walker, R.L.S., Tennesse License No. #1465.

CONTINUED

unimproved ( )
This is improved (X) property, known as 236 East End Road, Goodlettsville, TN 37072
(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 12th day of November 19 96

Elton Ray Binkley

Deborah Binkley

LEGAL DESCRIPTION CONTINUATION

BEING the same property conveyed to Elton Ray Binkley and wife, Deborah Binkley by deed from Edward G. Binkley and wife, Betty L. Binkley, of record in Book 8635, Page 756, Register's Office for said County.

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 Elton Ray Binkley and wife, Deborah Binkley

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 Nashville, Tennessee, this 12th day of November, 19 96.

Commission expires January 20, 1999

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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_____.

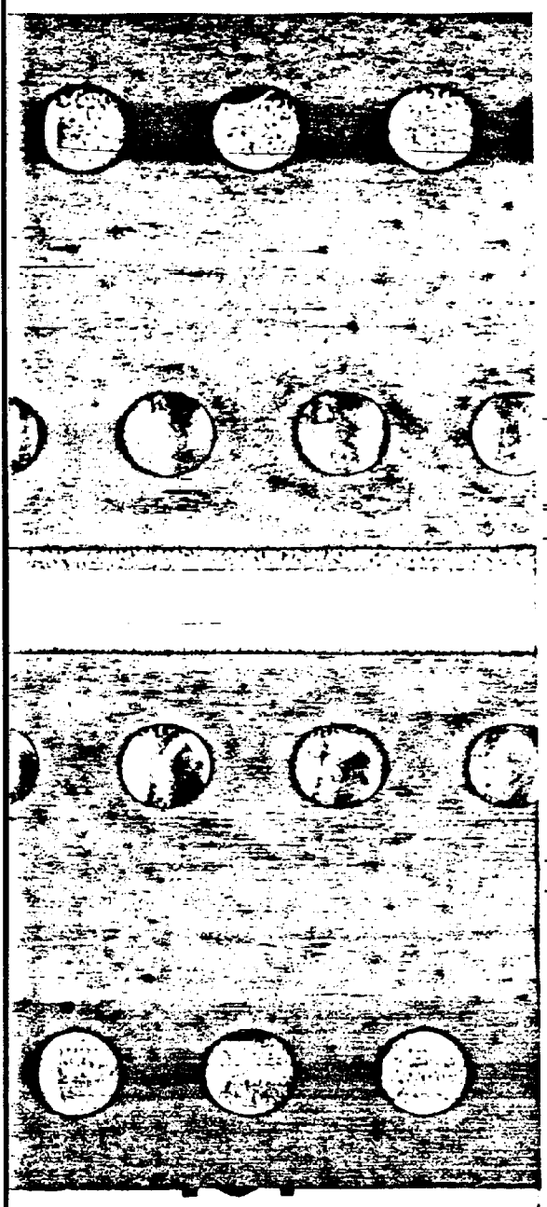
My commission expires _____

_____
Notary Public

0246629
IDENTIF. & REFERENCE

96 NOV 14 PM 4:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1360 11/14 0101 03CHECK 388.5



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

RECEIVED OF _____

FOR _____

BOOK 10259 PG 485

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	
				101500.00
			CON TX	375.55
			PRFEE	1.00
			WDEED	12.00
			TOTAL	388.55
			CHECK	388.55
11/14/96	01		16:07 0001	1360

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0246629
IDENTIF. ↑ REFERENCE

96 NOV 14 PM 4:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1088246