First Title & Escrow Co., Inc.
BOx #9B

PREPARED BY (~~XXXXXXXXXXXX~~):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 38517
Dav. Co. File: ~~Box 8~~

#14340

97 FEB -5 AM 10:52
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0270340

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Fred T. McLaughlin Laura R. McLaughlin 1617 Graybar Lane Nashville, Tennessee 37215	SAME BOOK 10340 PG 603

TAX MAP-PARCEL NUMBERS: 117-11-69 16DA 20658

WARRANTY DEED

3403 02/05 0101 03CHECK 1581.50

FOR AND IN CONSIDERATION of the sum of **$ 425000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Pearl N. Binkley, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Fred T. McLaughlin and spouse, Laura R. McLaughlin,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, being the easterly 105 feet of Lot No. 18 and the westerly 65 feet of Lot No. 19 on the Map of Glen Echo Subdivision of the Noel Property, not of record, described according to a survey made by W. B. Southgate, Surveyor, August, 1925, as follows:

Beginning on the southerly margin of Graybar Lane, formerly Watkins Street, at a point 510 feet west of the westerly margin of Belmont Boulevard, thence southwardly and parallel with said Boulevard 400 feet to the northerly line of Lot No. 22; thence with the northerly line of Lots Nos. 22 and 23, westwardly 170 feet to a point 170 feet east of the southeast corner of Lot No. 17; thence northwardly and parallel with the easterly line of Lot No., 17, 400 feet to the southerly margin of said Lane; thence with the said Lane eastwardly 170 feet to the beginning.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Being the same property conveyed to George T. Binkley and wife, Pearl N. Binkley, by deed from C.W. Bond and wife, Clarice Ruth Bond of record in Book 2300, Page 613, Register's Office for Davidson County, Tennessee. The said George T. Binkley has since died.

This conveyance is subject to a 20 foot easement for sanitary sewers and/or storm drainage across/along the southwesterly line of said lot and 10 foot temporary construction easement north and east of and adjacent thereto, all as granted to Metropolitan Government by instrument of record in Book 4076, Page 370, said Register's Office.

This is improved property, known as: 1617 Graybar Lane, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances,

estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of January, 1997.

Pearl N. Binkley

BOOK 10340 PG 604

State of Tennessee
County of Davidson

On this 31st day of January, 1997, before me the undersigned authority, personally appeared **Pearl N. Binkley**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 425000.00

Affiant

Sworn and subscribed before me on the 31st day of January, 1997.

Notary Public

My Commission Expires: 9/23/2000

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10340 PG 605

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 425000.00

CON TX 1572.50

PRFEE 1.00

WDEED 8.00

TOTAL 1581.50

CHECK 1581.50

02/05/97 01 10:54 0001 3403

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

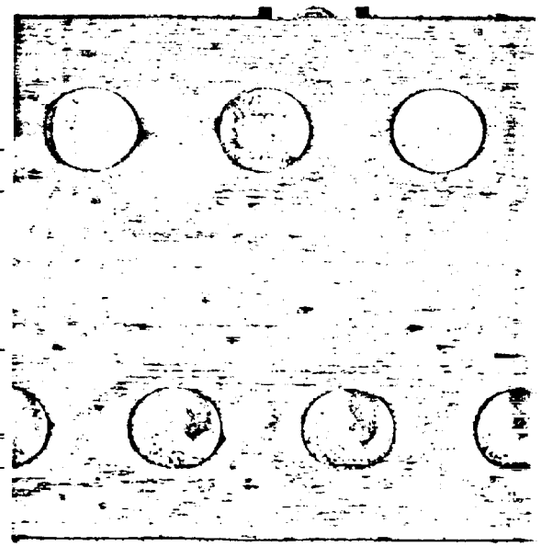
0270340

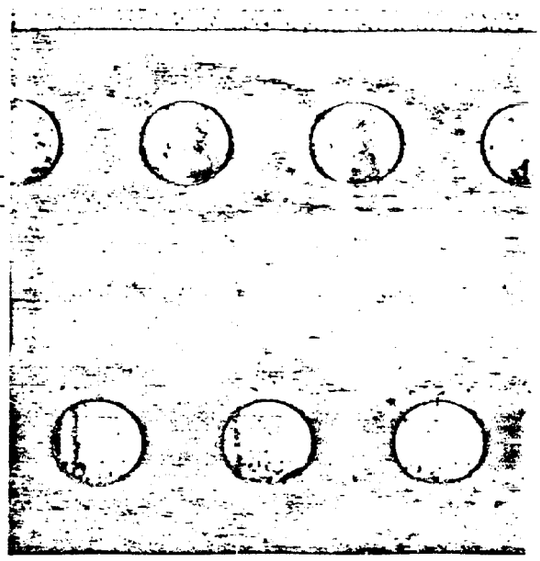
IDENTIF. & REFERENCE

97 FEB -5 AM 10:52

FELIX Z. WILSON, II REGISTER

DAVIDSON COUNTY, TN.





No. 1113910