BOOK 10407 PG 926

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES: 4/23/00
(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
Valuable Investment Properties (NAME)	SAME (NAME)	MAP 94-2
4515 Nolensville Rd (ADDRESS)	(ADDRESS)	PARCEL 137
Nash TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	AND 138

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 Valuable Investment Properties, LLC

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 NO. ONE:
Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of United Electric Railway's Addition to Nashville, of record in Book 161, page 8, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 69 fronts 50 feet on the southerly side of Electric Avenue and runs back between parallel lines with the westerly margin of South 19th Street 150 feet to an alley.

TRACT NO. TWO:
Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of United Electric Railway's Addition to Nashville, of record in Book 161, page 8, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 70 fronts 50 feet on the southerly side of Electric Avenue and runs back between parallel lines with the westerly margin of South 19th Street 150 feet to an alley.

Being the same property conveyed to Ray K. Binnion by Deeds of record in Book 10370, page 83, as to Tract One, and Book 10370, page 89, as to Tract Two, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

unimproved ( )
This is improved (X) property, known as 1808-1810 Electric & 804 So.19th, Old Hickory, TN 37138
(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 1st day of April 19 97

Ray K. Binnion

Ray K. Binnion

BOOK 10407 PG 927

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 1st day of April 19 97

Commission expires 9/23/00

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

6414 04/07 0101 03CHECK 353.10

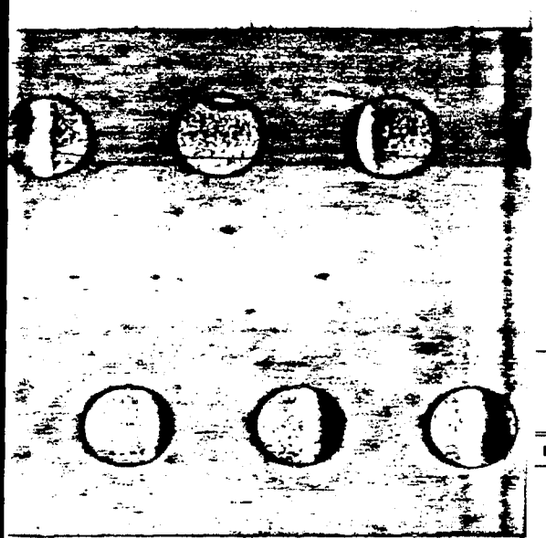
IDENTIF. & REFERENCE

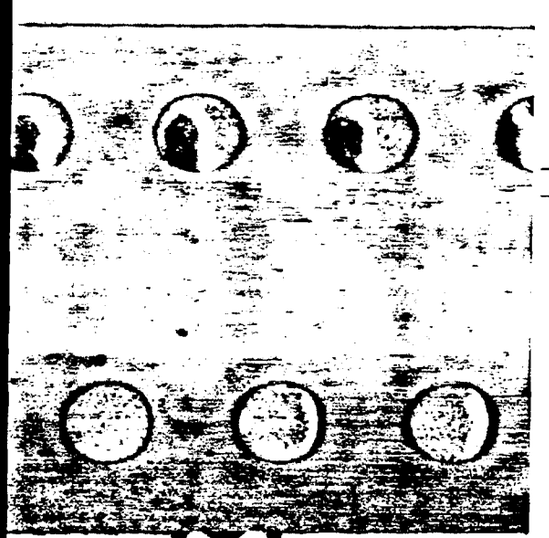
97 APR -7 AM 10:35

FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

091677





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

RECEIVED OF _____

FOR _____

BOOK 10407 PG 928

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	93000.00
CON TX	344.10
PRFEE	1.00
WDEED	8.00
TOTAL	353.10
CHECK	353.10

04/07/97 01 10:35 0001 6414

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0291677
IDENTIF. & REFERENCE

97 APR -7 AM 10:35

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

No.1136650