This Instrument Prepared By:
Broker's Escrow Services, Inc.
207 Donelson Pike
Nashville, Tennessee 37214

BOOK 10552 PG 362

ADDRESS NEW OWNER:
ODELL BINKLEY, JR. and MARY EVELYN BINKLEY
P. O. Box 145
Hermitage, TN 37076

SEND TAX BILL TO:
To New Owner

MORTGAGEE:
BANK OF GOODLETTSVILLE
112 Long Hollow Pike
Goodlettsville, TN

MAP **11**
PARCEL **112**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CHARLES J. DORMINEY and wife, JUNIE DORMINEY** hereinafter called the GRANTORS, have bargained and sold, and by these presents, does transfer and convey unto **ODELL BINKLEY, JR. and wife, MARY EVELYN BINKLEY**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the Second Civil District (formerly the 10th Civil District) Metropolitan Nashville - Davidson County, Tennessee, being more particularly described in a survey by Howard George and Associates, Project No. 8465-1, dated March 30, 1985, as follows:

Beginning at an iron pin set in Ray Glasgow's South line (Book 1907, Page 434) 52.7 feet West of Glasgow's Southeast corner; thence South 20° 27' 10" East 978.47 feet to an iron pin set; thence South 75° 21' 20" West 478.55 feet to an iron pin set; thence North 16° 07' 20" West 76° 43' 40" East 405.00 feet to the beginning, containing 10 acres, more or less.

There is a 50-foot ingress/egress easement to and from the above described property being 25 feet on each side of a line described as follows:

Beginning at a point on the Easterly side of the above described property North 20° 27' West 485 feet from the Southeast corner of the above-described property; thence North 57° 20' East 393 feet; thence North 75° 10' East 327 feet; South 51° 55' East 165 feet; thence South 89° 05' East 234 feet; thence South 71° 50' East 141 feet; thence South 59° 45' East 288 feet; thence North 82° 35' East 586 feet; thence South 83° 50' East 406 feet; thence South 54° 30' East 185 feet; thence South 16° 25' East 88 feet; thence South 6° 15 East 126 feet; thence South 25° 05' East 221 feet; thence South 42° 55' East 75 feet; thence South 65° 50' East 96 feet; thence North 79° 50' East 215 feet; thence North 73° 45' East 319 feet; thence North 83° 15' East 226 feet; thence South 76° 50' East 256 feet; thence South 67° 35' East 393 feet; thence North 66° 25' East 150 feet; thence South 34° 35' East 283 feet to the edge of the Bobby T. Comer property; thence narrowing to the width of the existing drive 135 feet to the center of Lickton Pike.

All bearings are based on assumed grid North.

Subject to a 50-foot ingress/egress easement across the above described property, being 25 feet on each side of a line described as follows:

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Beginning at a point on the Easterly side of the above described property North 20° 27' 485 feet from the Southeast corner of the above described property; thence South 74° 00' West 442 feet to the Westerly edge of the above described property.

Being the same property conveyed to Charles J. Dorminey and wife, Rebecca Dorminey by Deed from Jim Sisco recorded in Book 7475, Page 214, Register's Office for Davidson County, Tennessee. Charles J. Dorminey and Charles Jeffery Dorminey are one and the same person and Rebecca Dorminey and Rebecca Diane Dorminey are one in the same person. Charles Jeffery Dorminey and Rebecca Diane Dorminey have since divorced of record in Davidson County, Tennessee, Docket # 91D-4307. Rebecca Diane Dorminey has since conveyed all of her interest in the said property to Charles Jeffery Dorminey by Quitclaim Deed of record in Book 8558, Page 277, Register's Office for Davidson County, Tennessee.

Junie Dorminey, spouse of Charles J. Dorminey, hereby joins in the execution of this instrument for the sole purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Charles J. Dorminey.

This is unimproved property known as 5958B Lickton Pike, Goodlettsville, Tennessee 37072.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. A Deed of Trust from Charles J. Dorminey and wife, Rebecca Dorminey to Curtis M. Lincoln, Trustee, dated February 12, 1988, and recorded in Book 7475, Page 218, Register's Office for Davidson County, Tennessee, securing Jim Sisco in the payment of a promissory note in the original principal amount of $21,500.00. Said Deed of Trust has since been assigned to The Bank of Goodlettsville by instrument of record in Book 8050, Page 21, said Register's Office.

2. This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out and GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 30th day of July, 1997.

Charles J. Dorminey
CHARLES J. DORMINEY

Junie Dorminey
JUNIE DORMINEY

0332870
IDENTIF. & REFERENCE

97 AUG -1 AM 11: 12
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **CHARLES J. DORMINEY and wife, JUNIE DORMINEY**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of July, 1997.

Amy Beth Walpole
NOTARY PUBLIC

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: 2/3/2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $20,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of July, 1997.

Amy Beth Walpole
NOTARY PUBLIC

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: 2/3/2001

1812 08/01 0101 03CHECK 87.00

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	20000.00
CON TX	74.00
PRFEE	1.00
WDEED	12.00
TOTAL	87.00
CHECK	87.00

08/01/97 01 11:10 0001 1812

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03332870

IDENTIF. ↑ REFERENCE

97 AUG -1 AM 11:12

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

No. 1181439