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

BOOK 10619 PG 766

ADDRESS NEW OWNER:
JAMES PATRICK HENRY and MARTHA SUE HENRY
101 Iris Avenue
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
To New Owner

MORTGAGEE:
ODELL BINKLEY, JR.
P. O. Box 145
Hermitage, TN 37076

MAP **53-16**
PARCEL **51**

WARRANTY DEED

PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES HERETO
NO TITLE SEARCH WAS PERFORMED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ODELL BINKLEY, JR. having a ½ undivided interest; and HELEN D. SHORES, RONALD P. SHORES and TERRY W. SHORES, having a ½ undivided interest, as tenants in common,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **JAMES PATRICK HENRY and wife, MARTHA SUE HENRY**, 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 Davidson County, Tennessee, being Lot No. 1 of a Resubdivision of parts of Lot No. 20 of the L & C Insurance Company Subdivision of Dabbs & Elliott Property of record in Plat Book 8250, Page 537, as surveyed by Willis Land surveying of February 9, 1996, said Register's Office.
>
> Being the same property conveyed to Odell Binkley, Jr. by Deed from Carl Minchey of record in Book 10117, Page 400, Register's Office for Davidson County, Tennessee. Odell Binkley, Jr. having since conveyed a one-half undivided interest in the subject property to Helen D. Shores, Ronald P. Shores and Terry W. Shores, creating a tenancy in common, by Quitclaim Deed of record in Book 10333, Page 187, said Register's Office.

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This is improved property known as 101 Iris Avenue (aka 3600 Old Hickory Blvd.), Old Hickory, Tennessee 37138.

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 Odell Binkley, Jr. and wife, Mary Evelyn Binkley to Charles Womble, Trustee, dated June 14, 1996, and recorded in Book 10117, Page 409, Register's Office for Davidson County, Tennessee, securing First Tennessee Bank in the original principal amount of $24,000.00.

2. A Deed of Trust from Odell Binkley, Jr. and wife, Mary Evelyn Binkley to Charles Womble, Trustee, dated November 21, 1996, and recorded in Book 10285, Page 912, Register's Office

for Davidson County, Tennessee, securing First Tennessee Bank in the original principal amount of $25,363.47

BOOK 10619 PG 767

3. All matters appearing on the Plan of record in Plat Book 8250, Page 537, Register's Office for Davidson County, Tennessee.

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, have 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 land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 16th day of September, 1997.

0351834
IDENTIF. ↑ REFERENCE

97 SEP 24 AM 10:58
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

ODELL BINKLEY, JR.

HELEN D. SHORES

RONALD P. SHORES

TERRY W. SHORES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **ODELL BINKLEY, JR., HELEN D. SHORES, RONALD P. SHORES and TERRY W. SHORES**, 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 16th day of September, 1997.

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 $72,500.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of September, 1997.

NOTARY PUBLIC

AMY BETH WALPOLE
NOTARY PUBLIC AT LARGE
WILSON CO.

My Commission Expires: 2/3/2001

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10619 PG 768

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	72500.00
CON TX	268.25
PRFEE	1.00
MDEED	8.00
TOTAL	277.25
CHECK	277.25

09/24/97 01 10:59 0001 2165

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0351834
IDENTIF. & REFERENCE

97 SEP 24 AM 10:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1201558