This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

BOOK 10756 PG 967

WARRANTY DEED

Address new owner as:	Send tax bills to:	Map-Parcel
Mary M. Binnion	Chase Manhattan Mortgage	Map 051-02-0
813 Evergreen Trail	P.O. Box 4025	Par 025.00
Madison, TN 37115	Monroe, LA 71211-4025	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, which includes the assumption by Mary M. Binnion, of that debt in the original amount of $84,000.00, secured by a Deed of Trust of record in Book 6880, page 628, Register's Office for Davidson County Tennessee, we, Richard G. Carney and wife, Susie J. Carney, have this day bargained and sold, and do hereby transfer and convey to the said Mary M. Binnion, her heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 132 on the plan of Section 2, Pleasant Acres, of record in Book 2133, page 75, Register's Office for said County.

Said Lot No.132, which is a corner lot, fronts 228.0 feet on the northerly margin of Chadwell Drive and fronts 207.70 feet on the easterly margin of Graycroft Road, said frontage being joined by a curve having a length of 31.42 feet, and extends back 122.20 feet on the northerly line and 200 feet on the easterly line to a point of intersection.

Being the same property conveyed to Richard G. Carney and wife, Susie J. Carney by Warranty Deed from Michael D. Decker and Deborah Montgomery of record in Book 6880 page 625, Register's Office for Davidson County, Tennessee.

This is improved property known as 906 Chadwell Drive, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Mary M. Binnion, her heirs and assigns, forever.

And we, Richard G. Carney and wife, Susie J. Carney, do covenant with the said Mary M. Binnion, that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as above stated and for real property taxes for the year 1998.

And we, Richard G. Carney and wife, Susie J. Carney, do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said Mary M. Binnion, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 12th day of January, 1998.

RICHARD G. CARNEY SUSIE J. CARNEY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 10756 PG 368

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard G. Carney and wife, Susie J. Carney, the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of January, 1998.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires NOV. 27, 1999

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

1852 01/14 0101 03CHECK 386.40

The actual consideration or value whichever is greater, for this transfer is $102,000.00.

Mary M. Brennan
AFFIANT

Subscribed and sworn to before me, this 13th day of January, 1998.

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires NOV. 27, 1999

0389945
IDENTIF. & REFERENCE

98 JAN 14 AM 8:37

DAVIDSON COUNTY, TN.

PICKUP

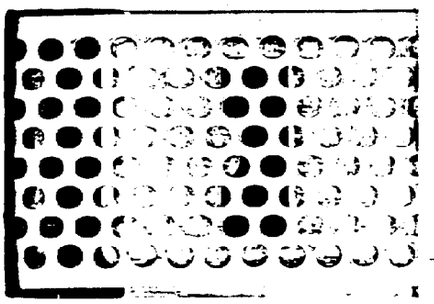
PICKUP

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10756 PG 969

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 102000.00

CON TX 377.40

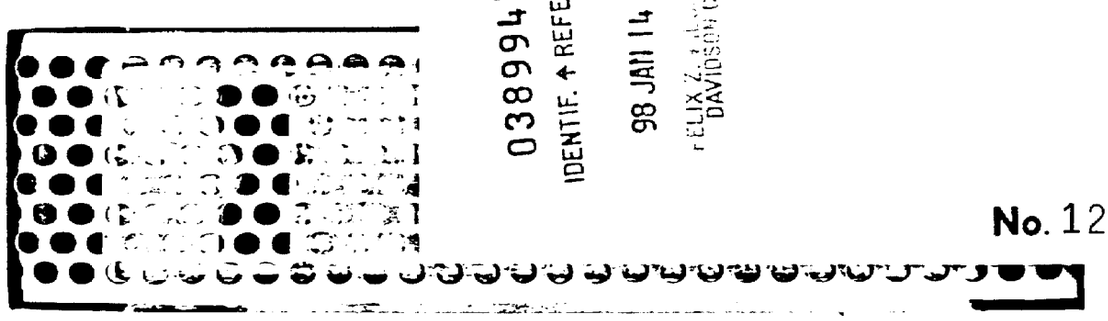
PRFEE 1.00

WDEED 8.00

TOTAL 386.40

CHECK 386.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 1852



0389945

IDENTIF. ← REFERENCE

98 JAN 14 AM 8:37

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

No. 1242499