THIS INSTRUMENT PREPARED BY:
James S. Higgins, Esq.
JACOBS & HOLT, P.C.
311 White Bridge Road
Nashville, Tennessee 37209

BOOK 10780 PG 2

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL
Eric W. Cameron	Same	Map 60-15
2537 Dickerson Road		Parcels 68-69
Nashville, Tennessee 37207		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, including a Deed of Trust Note of even date herewith to Charles E. Binkley and wife, Dorothy M. Binkley, in the original principal amount of Fifty Thousand and 00/100 ($50,000.00) Dollars, payable without the benefit of interest should the total principal sum be paid on or before January 1, 1999, secured by a Deed of Trust recorded simultaneously of even date herewith in the Register's Office of Davidson County, Tennessee, receipt of all of same from the Grantee being acknowledged.

We, Charles E. Binkley and wife, Dorothy M. Binkley, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Eric W. Cameron, the GRANTEE herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 257 and 258 on the Final Plan of Joywood Heights, Section II, as of record in Book 1130, pages 92 and 93, Register's office for said County, described together as follows:

BEGINNING at a point in the southerly margin of Dellway Drive at the corner of Lots Nos. 256 and 258; thence southwardly with the line between Lots 256 and 258, a distance of 151 feet to the rear corner of Lots 256 and 257; thence No. 72' 15' West along the southerly line of Lot No. 257, 141 feet to a point in the easterly margin of Dickerson Pike; thence northwardly along said margin of said Pike, 109.3 feet to a point, the beginning of a curve to the right; thence northeastwardly around said curve, a distance of 30.9 feet to a point in the southerly margin of Dellway Drive; thence eastwardly with said margin of said Drive, 113.9 feet to the point of beginning.

Being the same property conveyed to Charles E. Binkley by deed from Howard Gardner and wife, Alleen Gardner, of record in Book 6810, page 201, Register's Office for Davidson County, Tennessee.

Said conveyance is subject to the Plan of record in Book 1130, pages 92 and 93, said Register's Office, which shows an Owner's Certificate, a 30-foot minimum building setback line from both Dickerson Pike and Dellway Drive, and a 10-foot easement for public utility purposes along the south line of Lot No. 257.

This conveyance is subject to all restrictions and easements of record.

"NO INDEPENDENT EXAM OF PUBLIC RECORD"

99 FEB -3 PM 1:12

REGISTER

0396648

IDENTIF. ✦ REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Charles E Binkley

Affiant

Subscribed and sworn to before me this the 30 day of January, 1998.

My Commission Expires: July 26, 2001

NOTARY PUBLIC

This is improved property, known as 2537 Dickerson Road, Nashville, Tennessee 37207.

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, his heirs and assigns, forever. And we do covenant with the said GRANTEE 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 GRANTEE, his heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 our hands this 30 day of January, 1998.

Charles E Binkley
CHARLES E. BINKLEY

DOROTHY M. BINKLEY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES E. BINKLEY, AND WIFE DOROTHY M. BINKLEY, 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 and official seal at Nashville, Tennessee, this 30 day of January, 1998.

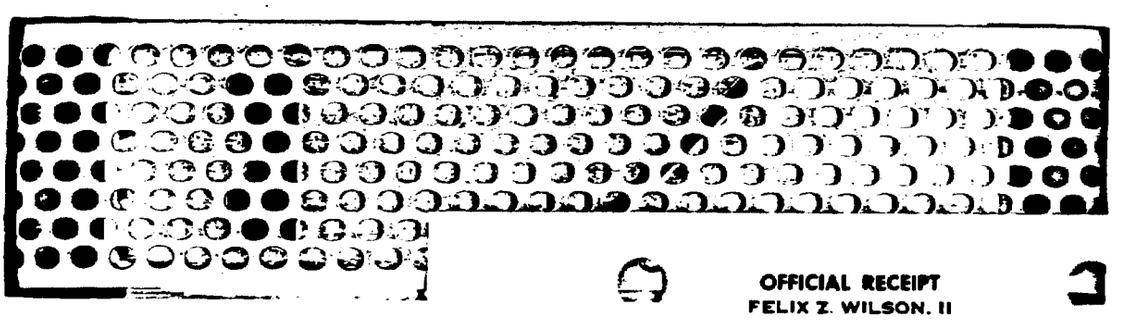
NOTARY PUBLIC

My commission expires: July 26, 2001

THIS DEED HAS BEEN PREPARED FROM INFORMATION PROVIDED BY THE PARTIES AND THERE HAS BEEN NO INDEPENDENT EXAMINATION OF PUBLIC RECORDS.

a: jsh\1-29;98\tsu

0055 02/03 0101 01CASH 194.00



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

RECEIVED OF _____

FOR _____

BOOK 10780 PG 4

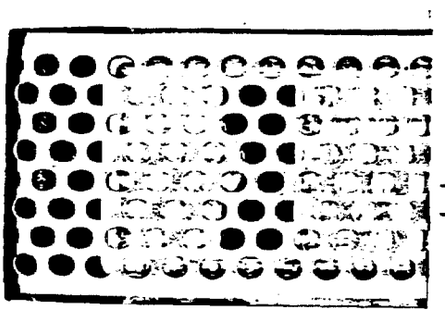
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	8.00
TOTAL	194.00
CASH	194.00

02/03/98 01 13:16 0001 9055

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0396648
IDENTIF. ↑ REFERENCE

98 FEB -3 PM 1:12

REGISTER
DAVIDSON COUNTY, TN.

No. 1249618