Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #98-1223

BOOK 10873 PG 750

PLEASE RETURN TO:
CASTLEMAN TITLE & ESCROW, INC.
WILLIAM D. CASTLEMAN, ATTORNEY
110 GLANCY STREET, SUITE #112
GOODLETTSVILLE, TN 37072

47

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lora H. Hunter, unmarried** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Johnny G. Binkley, Jr., unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 12 on the Plan of Monticello Manor, a planned unit development of record in Book 6250, Page 551, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Lora H. Hunter, formerly Lora G. Hancock by Quitclaim Deed from Benjamin W. Hancock of record in Book 9144, Page 96, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 411 Thomas Jefferson Circle, Madison, TN 37115

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31st day of March, 1998 04/06 0101 03CHECK 243.95

Lora H. Hunter

Lora H. Hunter

98 APR -6 AM 11:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
042194 2

State of Tennessee)
County of Davidson)

On this the 31st day of March, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Lora H. Hunter** , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. PRESTON-WILLIAMSON AGENCY

My Commission Expires 5-23-98

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$63,500.00**.

Affiant

Sworn and subscribed before me on this the 31st day of March, 1998.

Notary Public

My Commission Expires: 11-2799

BERTIE JO WHITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NEW OWNER:
Johnny G. Binkley, Jr.
411 Thomas Jefferson Circle
Madison, TN 37115

RESPONSIBLE FOR TAX PAYMENT:

First Trust Mortgage
6529 Quailhollow
#300 Memphis, TN
38120

TAX MAP-PARCEL #:
34-5-A-12CO

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

RECEIVED OF _____

FOR _____

BOOK 10873 PG 752

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 63500.00
CON TX 234.95
PRFEE 1.00
WDEED 8.00
TOTAL 243.95
CHECK 243.95

04/06/98 01 11:06 0001 6199

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 APR -6 AM 11:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

04219942
IDENTIF. # REFERENCE

No. 1276442