WARRANTY DEED

BK. 10064 PG. 738

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Robert Todd Chaplin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: 9/23/00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Todd Chaplin (NAME)	SAME (NAME)	MAP 94-1
1049 JASPERSON DRIVE (ADDRESS)	(NAME)	PARCEL 459
MADISON TN 37115 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Heirs of Melvin E. Binkley, deceased, being Steven Ray Binkley, Melvin Daniel Binkley, and Jeff Cleveland Binkley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Todd Chaplin and wife, Cherri A. Chaplin

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Shelby Village, No. 2, as of record in Book 1835, page 48, as amended by instrument of record in Book 2032, page 191, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 66 fronts 65 feet on the southerly side of Electric Avenue and runs back 109.7 feet on the easterly line and 110.7 feet on the westerly line, to a dead line measuring 60 feet thereon.

Being the same property conveyed to Melvin E. Binkley and wife, Edith E. Binkley, by Deed of record in Book 4073, page 720, Register's Office for Davidson County, Tennessee; the said Edith E. Binkley having predeceased Melvin E. Binkley and the said Melvin E. Binkley having since died leaving as his sole heirs-at-law three sons, namely: Steven Ray Binkley, Melvin Daniel Binkley, and Jeff Cleveland Binkley.

This is not the principal residence of the Grantors.

0446839 IDENTIF. ↑ REFERENCE

98 JUN -5 AM 10:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

unimproved ( )
This is improved (X) property, known as 1504 Electric Avenue, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 GRANTEES, their 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 my hand this 3rd day of June 19 98

Steven Ray Binkley
Heirs of Melvin E. Binkley
being STEVEN RAY BINKLEY

Melvin Daniel Binkley
MELVIN DANIEL BINKLEY

Jeff Cleveland Binkley
JEFF CLEVELAND BINKLEY

BOOK 10964 PG 739

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEVEN RAY BINKLEY, MELVIN DANIEL BINKLEY, AND JEFF CLEVELAND BINKLEY

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE Tennessee, this 3rd day of June 19 98

Commission expires 9/23/00

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

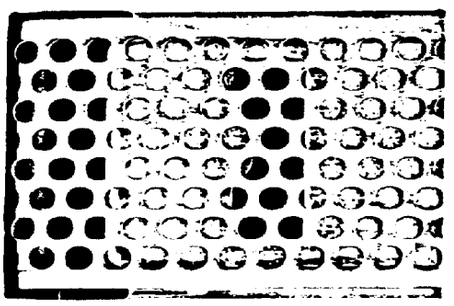
My commission expires _____

Notary Public

6784 06/05 0101 03CHECK

120.00

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



RECEIVED OF _____

FOR _____

BOOK 10964 PG 740

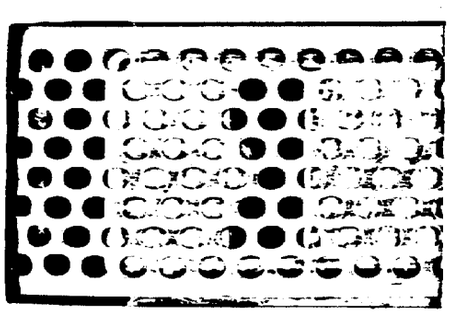
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 8.00
TOTAL 120.00
CHECK 120.00

06/05/98 01 10:59 0001 678

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0446839
IDENTIF. ↑ REFERENCE

98 JUN -5 AM 10:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1302684