BOOK 10982 PG 662

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: 3-25-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway 31W, White House, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy F. Binkley (NAME)	OWNER (NAME)	MAP 44 GROUP 14
234 Martingale Drive (ADDRESS)	(ADDRESS)	PARCEL 18
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	4 D48340

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, Ronnie R. Brown and Deborah G. Strong

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy F. Binkley and wife, Stephanie E. Binkley

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. 234 of Block 4 on the Map of Cumberland Terrace, Part 1, as of record in Book 1424, Page 49, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of Martingale Drive at the corner of Lots Nos. 233 and 234; thence with the line between said lots, westwardly 216.9 feet; thence southwestwardly 72.4 feet to a point; thence southeastwardley 70 feet to the corner of Lots Nos. 234 and 235; thence with the line between said two lots, eastwardly 215.8 fet to the westerly margin of Martingale Drive; thence with said Drive, northwardly 75 feet to the beginning.

Being the same property conveyed to Mary Katherine Perry Brown by Divorce Decree of record in Book 5737, Page 385, Register's Office, Davidson County, Tennessee. The said Mary Katherine Perry Brown has since died intestate, leaving Ronnie R. Brown and Deborah G. Strong as her only heirs.

Mary Perry Brown and Mary Katherine Perry Brown is one in the same person.

This is the same description as in previous deed of record.

The Administrator joins herein for the purpose of warranting to the grantee

CONTINUED

unimproved ( )
This is improved (X) property, known as 234 Martingale Drive, Old Hickory, Tennessee 37138
(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 our hand s this 9th day of June 19 98

Ronnie R. Brown
By: Ronnie R. Brown by Deborah G. Strong Attorney-in-fact
Deborah G. Strong, Attorney-in-fact

Deborah G. Strong
Deborah G. Strong

Deborah G. Strong
Administrator of the Estate of Mary Katherine Perry Brown

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires _____

_____
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

98 JUN 18 PM 12:40
DAVIDSON COUNTY, TN
REGISTER

MAIL ENV.

IDENTIF. & REFERENCE
0452266

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Deborah G. Strong the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this the 9th day of JUNE, 1998.

NOTARY PUBLIC

My Commission Expires: 1/22/2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Deborah G. Strong as Attorney-in-Fact for Ronnie R. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Madison, Tennessee, this the 9th day of JUNE, 1998.

NOTARY PUBLIC

My Commission Expires: 1/22/2000

LEGAL DESCRIPTION CONTINUATION

that she shall defend this estate for all taxes and debts whatsoever.

This conveyance is subject to restrictions of record in Book 1512, Page 505, said Register's Office.

This conveyance is subject to minimum building setback lines and utility easements, of record in Plat Book 1424, Page 49, said Register's Office.

2649 06/18 0101 CHECK 04.63

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

RECEIVED OF _____

FOR _____

BOOK 10982 PG 064

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 79900.00	
			CON TX 295.63	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 304.63	
			CHECK 304.63	
06/18/98	01	12:40	0001 2649	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0452266
IDENTIF. & REFERENCE

98 JUN 18 PM 12:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1308490