Map

PREPARED BY JOHN G. DOAK, SR., ATTORNEY, 2525 LEBANON ROAD, NASHVILLE, TN., 37214, BPR # 2343

WARRANTY DEED

FROM:	Richard Neil Binkley and wife Syble Jewel Binkley
TO:	Jimmy Garland Haynes and Jennifer Rebecca Moore
New Owners :	Jimmy Garland Haynes and Jennifer Rebecca Moore
Address:	794 Old Lebanon Dirt Road, Hermitage TN 37076
SendTax Bills to	Same
Map & Par. #	87-part of 8 & 10

98 OCT 23 AM 8:44
REGISTER
DAVIDSON COUNTY, TN.

05029814
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration/value, whichever is greater, for this transfer is: $50,000.00

Jimmy Garland Haynes
Affiant

Sworn to and subscribed before me on 10-22-98

Com'n Expires 2/24/01

Notary Public

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION of the sum of Fifty Thousand and no 100/ths ($50,000.00) Dollars, of which $10,000.00 has been paid in cash by Grantees, who have executed a Deed of Trust Note and a Deed of Trust to secure the same and being recorded simultaneously herewith, Grantors, Richard Neil Binkley and wife Syble Jewel Binkley have this day bargained and sold, and do hereby transfer and convey unto Grantees, Jimmy Garland Haynes and Jennifer Rebecca Moore, as Joint Tenants, "With Right of Survivorship", Two tracts of land in the 4th Civil District of Davidson County, Tennessee, improved with a mobile home which is hereby declared to be a permanent part of said realty, which is described by survey of Raymond Binkley dated March 1979 as follows:

Tract No. 1 begins at an iron pin on the southeasterly margin of Old Lebanon Dirt Road at the northwesterly corner of a tract of land conveyed to T.H. Peek by deed of record in Book 2752, page 165, Register's Office for Davidson County, Tennessee; thence leaving said Old Lebanon Dirt Road with Peek's westerly line S 17° 20' east 336 feet to an iron pin at Peek's southwesterly corner; thence with the northerly line of land conveyed to E. C. Binkley, by deed of record in Book 1426, page 135, Register's Office for Davidson County, Tennessee, N 89° 01' west 235 feet to a point in said line; thence leaving said line, with the easterly line of Tract No. 2 and running in generally a northerly direction 103 feet to a point on the southeasterly margin of Old Lebanon Dirt Road; thence with the southeasterly margin of Old Lebanon Dirt Road N 31° 53' east 255 feet to the point of beginning and containing 1.10 acres, more or less.

Tract No. 2 begins at an iron pin on the southeasterly margin of Old Lebanon Dirt Road at the northwesterly corner of the property conveyed to E.G. Binkley by deed of record in Book 1426, page 135, Register's Office for Davidson County, Tennessee; thence with the southeasterly margin of Old Lebanon Dirt Road, N 31° 53' east 121 feet to a point on said margin; thence in a southerly direction with the westerly line of Tract No. 1,103 feet to a point in the northerly margin of the lands conveyed to E.C. Binkley by deed of record in Book 1426, page 135, Register's Office for Davidson County, Tennessee, the same being the southwesterly corner of Tract No. 1; thence with the northerly line of E.C. Binkley N 89° 01' west 64 feet to the point of beginning.

BEING a part of the same property conveyed to Richard Neil Binkley and wife Syble Jewel Binkley by warranty deed from E.C. Binkley, a widower of record in Book 5424, page 910, Registers office for Davidson County Tennessee,

This is improved known as: 794 Old Lebanon Dirt Road Hermitage TN 37076

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, Jimmy Garland Haynes and Jennifer Rebecca Moore, as Joint Tenants, "With Right of Survivorship" forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered, except for the

following: Any matters that are unknown to Grantors and which might be disclosed by an accurate survey and physical inspection of the premises, restrictive covenants if any, of record, Any easements and other matters of record. Grantors further covenant and bind themselves, heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees and the survivor of them, heirs & assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set our hands on 10/22/98

Richard Neil Binkley` Syble Jewel Binkley

State of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for the State and County aforesaid, the within named Grantors, Richard Neil Binkley` and wife Syble Jewel Binkley, with whom I am personally acquainted or who satisfactorily identified him/her/themselves to me, and did acknowledge that they and each of them, had executed the within instrument for the purposes therein contained.

Witness my hand and seal at Davidson County, Tennessee on 10/22/98

My Commission Expires: 3/24/01

Notary Public

JOHN G. DOAK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

6956 10/23 0101 03CHECK 196.00

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

RECEIVED OF _____

FOR _____

BOOK 11166 PAGE 914

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
				CFEE 2.00
				TOTAL 196.00
				CHECK 196.00
			10/23/98 01	08:46 0001 6856

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0502984
IDENTIF. # REFERENCE

98 OCT 23 AM 8:44

REGISTER
DAVIDSON COUNTY, TN.

No. 1362053