RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38766 FILE BOX "7"

Instr:200004030032949 Page: 1 OF 2
REC'D FOR REC 04/03/2000 1:31:13PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $205.35

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **55,500.00.**

Toni J. Rothfuss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
29th DAY OF MARCH, 2000.

Notary Public

MY COMMISSION EXPIRES: 5/28/2003

THIS INSTRUMENT WAS PREPARED BY

Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
TONI J. ROTHFUSS **611 49th Avenue, North** **Nashville, Tennessee 37209**	**SAME**	**91-7-285** **12W 14340**

FOR AND IN 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, JAMES E. BINKLEY and sister, ELISA STEPHENS, THE HEIRS AT LAW OF JAMES EDWARD BINKLEY and IMOGENE BINKLEY, BOTH DECEASED,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TONI J. ROTHFUSS, UNMARRIED**

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 LOCATED IN DAVIDSON COUNTY, TENNESEE:
Being Lots No. 1017, 1019 and part of 1015, of Block No. 169, Plan No. 1. West Nashville. Said lots fronts 58 feet on the northerly side of Michigan Avenue and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to James Edward Binkley and wife, Imogene Binkley by deed from County Court Clerk of record in Book 4795, page 218, Register's Office for Davidson County, Tennessee and being a portion of the same property conveyed to Clarence Binkley and wife, Lillie Mae Binkley by deed from Theo Echardt, an unmarried man, of record in Book 1635, page 554, Register's Office for Davidson County, Tennessee. The said James Edward Binkley and wife, Imogene Binkley having since died and James E. Binkley and Elisa Stephens are their only children and heirs at law.

Unimproved ( )
This is improved (X) property, known as **5110 Michigan Avenue, Nashville, Tennessee 37209**

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 hands this 29th day of March, 2000.

X James E. Binkley
JAMES E. BINKLEY

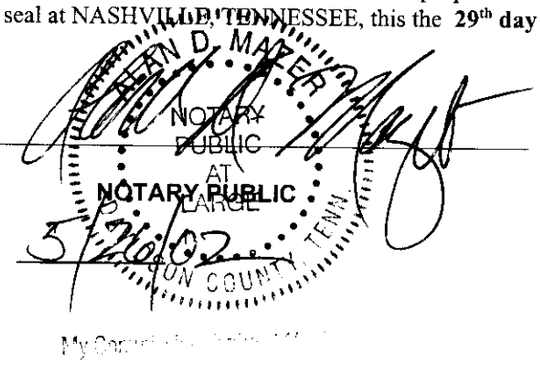
X Elisa Stephens
ELISA STEPHENS

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

JAMES E. BINKLEY and sister, ELISA STEPHENS

the bargainor s 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 the **29th day of March, 2000.**



NOTARY PUBLIC

My Commission Expires: 5-26-02