03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $105,900.00

Benny E. Binkley
Affiant

Subscribed and sworn to before me, this 30th day of January, 2002.

Diane K. Mann
Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 02/05/02 16:03 2pgs
Fees:13.00 Taxes:391.83
20020205-0016122

Address of New Owner:	Send Tax Bills to:	Tax Information
Benny E. Binkley 1255 McGavock Pike Nashville TN 37216	New Owner	72-07-179.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carol Alison Fox, an unmarried person, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Benny E. Binkley and wife, Ruby J. Binkley, hereinafter called the Grantees, their successors 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. 59 on the map of Kenmore Place, as of record in Book 332, Pages 32 and 33, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Carol Alison Fox, an unmarried person, by deed from Sarah Marcella Bratcher Cunningham, of record in Book 11754, Page 506, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1255 McGavock Pike, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

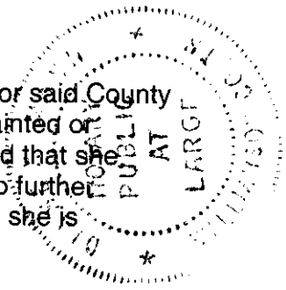
Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 30th day of January, 2002.

Carol Alison Fox by Karen Hoff Atty in fact

Carol Alison Fox
By: Karen Hoff, Atty in Fact

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 Karen Hoff, 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 herein contained, and who further acknowledged that she is the attorney in fact for Carol Alison Fox and that she is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of January, 2002.

My commission expires: 03-14-05

Notary Public