WARRANTY DEED

BOOK 3799 PAGE 756

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME:	(NAME:	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and----------00/100 ($10.00)---------- *DOLLARS* cash in hand paid by the grantees, Leonard E. Eldridge and wife, Joyce L. Eldridge, and other good and valuable considerations, the receipt of all of which is hereby acknowledged;

We, Bailey M. McClanahan and wife, Medie B. McClanahan, *have bargained and sold, and by these presents do transfer and convey unto the said* Leonard E. Eldridge and wife, Joyce L. Eldridge, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A certain tract or parcel of land being shown on the Map of the Subdivision of the Rayon City Development Company, as of record in Book 843, page 13, Register's Office for Davidson County, Tennessee.

Said parcel of land as shown on said plan is more particularly described as follows:

Beginning at a point in the easterly margin of Robinson Avenue; said point being 600 feet north from the northeast intersection of Robinson Avenue and Old Hickory Boulevard; thence with said Robinson Avenue, North 100 feet; thence easterly 27 feet, more or less, to the westerly margin of the Tennessee Central Railroad; thence with the same, south 100 feet; thence westwardly 31 feet, more or less, to the point or place of beginning.

Being the same property that was conveyed to Bailey M. McClanahan and wife, by deed from P. V. Hamblen, and wife, of record in Book 1681, page 501, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Leonard E. Eldridge and wife, Joyce L. Eldridge, their *heirs and assigns, forever.*

And we *do covenant with the said* Leonard E. Eldridge and wife, Joyce L. Eldridge, *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.*

And we, Bailey M. McClanahan and wife, Media B. McClanahan, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Leonard E. Eldridge and wife, Joyce L. Eldridge, their ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 4th *day of* August, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bailey M. McClanahan

Media B. McClanahan

Leonard E. Eldridge

Joyce L. Eldridge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, B B Wells, a Notary Public in and for said County and State, the within named Bailey M. McClanahan and wife, Media B. McClanahan,

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee, this 4th day of August, 1964.

B B Wells, Notary Public.

Commission Expires 2-12-66

STATE OF
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, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19.

, Notary Public.

Commission Expires.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as.

Witness my hand and seal, at office in, this day of, 19.

Notary Public

Commission Expires.

BOOK 3799 PAGE 759

45559

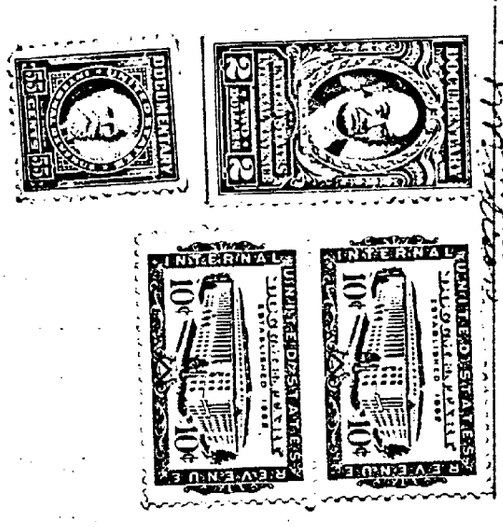
STATE TAX $ 3.75
PROBATE .50
TOTAL $ 4.25

AUG 11 1964
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 11 11 30 AM '54

NOTED: BOOK 109 PAGE 478
RECORDING FEE $ 2.50
DEP. REG. 1



Mail to 434 Commerce

WARRANTY DEED

FROM

BAILEY M. McCLANAHAN, ET UX

TO

LEONARD X. ELDRIDGE, ET UX

500.00

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

SUNSTEAD

Form 668 (REV. NOV. 1961)

U. S. TREASURY DEPARTMENT - INTERNAL REVENUE SERVICE BOOK 3799 PAGE 760

NOTICE OF FEDERAL TAX LIEN UNDER INTERNAL REVENUE LAWS

DISTRICT: NASHVILLE

SERIAL NUMBER: N-132-2

Pursuant to the provisions of Sections 6321, 6322, and 6323 of the Internal Revenue Code of 1954, notice is hereby given that there have been assessed under the Internal Revenue laws of the United States against the following-named taxpayer, taxes (including interest and penalties) which after demand for payment thereof remain unpaid, and that by virtue of the above-mentioned statutes the amount of said taxes, together with penalties, interest, and costs that may accrue in addition thereto, is a lien in favor of the United States upon all property and rights to property belonging to said taxpayer, to wit:

NAME OF TAXPAYER
Dexter Sterling Binkley Jr.

RESIDENCE OR PLACE OF BUSINESS
Route 1, Joelton, Tennessee

TYPE OF TAX AND PERIOD (a)	ASSESSMENT DATE (b)	REFERENCE NO. (c)	AMOUNT OF ASSESSMENT (d)
Dist Spts (70) Date of Vip 8-26-63	6-19-64	06-488008	514.27
PLACE OF FILING Davidson County Nashville, Tennessee		TOTAL	$ 514.27

WITNESS my hand at Nashville, Tennessee, on this, the 5th day of August, 1964

DISTRICT DIRECTOR OF INTERNAL REVENUE	BY (Signature)	TITLE
James A. O'Hara	B. E. Britt	Group Supervisor

(NOTE: Certificate of officer authorized by law to take acknowledgments is not essential to the validity of Notice of Federal Tax Lien G.C.M. 26419, C.B. 1950-51, 125.)

PART 1 - To be retained by recording office

No._____

BOOK 3799 PAGE 761

UNITED STATES

vs.

D. S. Rinkley Jr.

NOTICE OF TAX LIEN

Filed this 4 5 5 0 day of AUG 11 19 64 at 11 30 AM m.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOTED: BOOK 1109 PAGE 628
RECORDING FEE $ 1.50
DEP. REG. _____

_____ Clerk (or Registrar).

FORM 668 (REV. 11-61)

INTERNAL REVENUE CODE OF 1954

SEC. 6321. LIEN FOR TAXES

If any person liable to pay any tax neglects or refuses to pay the same after demand, the amount (including any interest, additional amount, addition to tax, or assessable penalty, together with any costs that may accrue in addition thereto) shall be a lien in favor of the United States upon all property and rights to property, whether real or personal, belonging to such person.

SEC. 6322. PERIOD OF LIEN.

Unless another date is specifically fixed by law, the lien imposed by section 6321 shall arise at the time the assessment is made and shall continue until the liability for the amount so assessed is satisfied or becomes unenforceable by reason of lapse of time.

SEC. 6323. VALIDITY AGAINST MORTGAGEES, PLEDGEES, PURCHASERS, AND JUDGMENT CREDITORS.

(a) INVALIDITY OF LIEN WITHOUT NOTICE.--Except as otherwise provided in subsection (c), the lien imposed by section 6321 shall not be valid as against any mortgagee, pledgee, purchaser, or judgment creditor until notice thereof has been filed by the Secretary or his delegate—

(1) Under State or Territorial Laws.--In the office designated by the law of the State or Territory in which the property subject to the lien is situated, whenever the State or Territory has by law designated an office within the State or Territory for the filing of such notice; or

(2) With Clerk of District Court.--In the office of the clerk of the United States district court for the judicial district in which the property subject to the lien is situated, whenever the State or Territory has not by law designated an office within the State or Territory for the filing of such notice; or

(3) With Clerk of District Court for District of Columbia.--In the office of the clerk of the United States District Court for the District of Columbia, if the property subject to the lien is situated in the District of Columbia.

(b) FORM OF NOTICE.--If the notice filed pursuant to subsection (a)(1) is in such form as would be valid if filed with the clerk of the United States district court pursuant to subsection (a)(2), such notice shall be valid notwithstanding any law of the State or Territory regarding the form or content of a notice of lien.

(c) EXCEPTION IN CASE OF SECURITIES.--

(1) Exception.--Even though notice of a lien provided in section 6321 has been filed in the manner prescribed in subsection (a) of this section, the lien shall not be valid with respect to a security, as defined in paragraph (2) of this subsection, as against any mortgagee, pledgee, or purchaser of such security, for an adequate and full consideration in money or money's worth, if at the time of such mortgage, pledge, or purchase such mortgagee, pledgee, or purchaser is without notice or knowledge of the existence of such lien.

(2) Definition of Security.--As used in this subsection, the term "security" means any bond, debenture, note, or certificate or other evidence of indebtedness, issued by any corporation (including one issued by a government or political subdivision thereof), with interest coupons or in registered form, share of stock, voting trust certificate, or any certificate of interest or participation in, certificate of deposit or receipt for, temporary or interim certificate for, or warrant or right to subscribe to or purchase, any of the foregoing negotiable instrument; or money.

(d) DISCLOSURE OF AMOUNT OF OUTSTANDING LIEN.--If a notice of lien has been filed under subsection (a), the Secretary or his delegate is authorized to provide by rules or regulations the extent to which, and the conditions under which; information as to the amount of the outstanding obligation secured by the lien may be disclosed.

SEC. 6325. RELEASE OF LIEN OR PARTIAL DISCHARGE OF PROPERTY.

(a) RELEASE OF LIEN.--Subject to such rules or regulations as the Secretary or his delegate may prescribe, the Secretary or his delegate may issue a certificate of release of any lien imposed with respect to any internal revenue tax if--

(1) Liability Satisfied or Unenforceable.--The Secretary or his delegate finds that the liability for the amount assessed, together with all interest in respect thereof, has been fully satisfied, has become legally unenforceable, or, in the case of the estate tax imposed by chapter 11 or the gift tax imposed by chapter 12, has been fully satisfied or provided for; or

(2) Bond Accepted.--There is furnished to the Secretary or his delegate and accepted by him a bond that is conditioned upon the payment of the amount assessed, together with all interest in respect thereof, within the time prescribed by law (including any extension of such time), and that is in accordance with such requirements relating to terms, conditions, and form of the bond and sureties thereon, as may be specified by such rules or regulations.