BOOK 3934 PAGE [illegible]

Mail tax statements to Ray K. Binnion, 110 Harris St., Madison, Tenn.

MADISON TITLE COMPANY

WARRANTY DEED

For and in consideration of the sum of Ten and No/100---------- DOLLARS ($ 10.00), cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations, and for the further consideration that the grantees herein do assume and agree to pay a note in the amount of Seven Thousand, Five Hundred ($7,500.00) Dollars, dated March 9th, 1964 payable to Edna Head Vaughter, Executrix, and executed by E. C. Chance and S. M. Gentry, and the terms thereof, which the grantees herein do assume and agree to pay as a part of the purchase price for the premises hereinafter described, therefore,

Map 42-16
Par. 219
11D 37730

we, E. C. Chance and S. M. Gentry

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ray K. Binnion, et ux, Mary M. Binnion

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 60 on the Map of Madison Realty Company's Subdivision, as of record in Book 547, page 164, Register's Office for said County.

Said Lot No. 60 fronts 50 feet on the south side of Harris Avenue and runs back between parallel lines 190 feet to a dead line.

Being the same property as conveyed to E. C. Chance, and S. M. Gentry, by Installment Deed, from Edna Head Vaughter, Executrix, as of record in Book 3703, page 502, Register's Office for Davidson County, Tennessee.

This property is improved and situated at 110 Harris Street, Madison, Tennessee.

This instrument was prepared by James H. Hill, attorney, 626 Gallatin Road, Madison, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 17th day of August, 1965

E. C. Chance

S. M. Gentry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James H. Hill, a Notary Public in and for the State and County aforesaid, personally appeared the within named E. C. Chance and S. M. Gentry the bargainor(s), 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 Madison, Tennessee, this the 17th day of August, 1965

James H. Hill
Notary Public

My commission expires: Apr 26, 1966

STATE OF_____

COUNTY OF_____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), 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 _____, Tennessee, this, the _____ day of _____, 19 ____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ____.

_____
Notary Public

My commission expires:

WARRANTY DEED

From E. C. Chance and S. M. Gentry

To Ray K. Binnion, et ux, Mary M. Binnion

Mail to Ray Binnion - Primrose Center - Madison, Tenn. c/o Modern Windows & Improvement Co.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 13 2 16 PM '65

NOTE: BOOK 3934 PAGE 319
RECORDING FEE $ 1.00
DEP. REG. _____

9 7 2 4 7

DOCUMENTARY
UNITED STATES
INTERNAL REVENUE
25 PRO DOLLARS
CANCELLED FOR EVER

STATE TAX $ 1.50
PROBATE _____ 50
TOTAL $ 2.00

SEP 13 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID SEP 13 1965

BOOK 3934 PAGE 319