(This instrument prepared by James A. Lesemann, Attorney at Law,
320 Gallatin Road, Madison, Tennessee.)

WARRANTY DEED

BOOK 4368 PAGE 527

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray K. Binnion, et ux	First Federal Savings & Loan Assn.	G-14537
(NAME:) Monticello Avenue	(NAME:) Union at Fourth	MAP 34-9
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tenn.	(STREET ADDRESS) Nashville, Tennessee	PAR 66
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10.00) *DOLLARS* cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of an indebtedness owing to First Federal Savings and Loan Association of Nashville, and secured by a deed of trust of record in Book 3688, page 39, Register's Office for Davidson County, Tennessee,
I, VIRGINIA GERALDINE BEAL, a widow,
have bargained and sold, and by these presents do transfer and convey unto ~~the said~~ RAY K. BINNION AND WIFE, MARY M. BINNION, herein 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 in Davidson County, Tennessee, being Lot No. 88 on the Plan of Gateway, Section I, as of record in Book 3300, pages 39 and 40, Register's Office for said County.

Said Lot No. 88 fronts 75 feet on the westerly side of Monticello Avenue and runs back 205 feet on the northerly line and 245.2 feet on the southerly line, which is a broken line, to a dead line in the rear on which it measures 45.2 feet.

Being the same property conveyed to Virginia Geraldine Beal, a widow, by deed from Murphree Realty Company, of record in Book 3671, page 262, Register's Office for Davidson County, Tennessee.

This conveyance made subject to restrictions of record in Book 3344, page 582, and setback line and easements of record in Book 3300, pages 39 and 40, said Register's Office.

This is unimproved ( ) improved (X) property, known as Monticello Avenue (House Number) (Street) Goodlettsville (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 grantees, their *heirs and assigns, forever.*

And I *do covenant with the said* grantees *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, the said grantor *do further covenant and bind* myself, my *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.*

Witness my hand ~~?~~ *this* July *day of* July, *19* 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Virginia Geraldine Beal
(Virginia Geraldine Beal)

BOOK 4368 PAGE 528

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Virginia Geraldine Beal, A WIDOW,

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

Witness my hand and official seal at Madison, Tennessee this 7 day of July, 19 69.

Mrs. William D. Peoples, Notary Public

Commission expires 1-28-71

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 .....

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 11,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Ray K. Binnion
Affiant

Subscribed and sworn to before me this the 7 day of July 1969

Mrs. William D. Peoples
Notary Public

Commission Expires: 1-28-71

SEP 29 69	CONV	11,000.00				
SEP 29 69	S'TAX		A*	28.60		
SEP 29 69	PR'FEE		A*	.50		
SEP 29 69	W'DEED		A*	3.00	*	32.10

WARRANTY DEED

FROM
VIRGINIA GERALDINE BEAL, A WIDOW

TO
RAY K. BINNION ET UX

A 55646

IDENTIF. REFERENCE

SEP 29 1 35 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee