(This instrument was prepared by James A. Lesemann Attorney at Law,
James A. Lesemann
320 Gallatin Road, Madison, Tennessee 37115.)

BOOK 4392 PAGE 539

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray K. Binnion	(same)	15 D04870
(NAME:) 110 Harris Street	(NAME:)	Map 61-10
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115	(STREET ADDRESS)	Par. 170.1
(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,

We, JEWEL R. BALLS AND HUSBAND, MARION W. BALLS, hereinafter called the grantors,

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 the westerly 50 feet of Lot No. 6 on the Plan of Maplewood Manor Subdivision, of record in Book 547, page 102, Register's Office for said County.

Said westerly 50 feet of Lot No. 6 fronts 50 feet on the southerly side of Curdwood Avenue, formerly Maplewood Boulevard, and runs back between parallel ~~lines~~ 220 feet to a dead line.

Being the same property conveyed to Jewel R. Balls by deed from W. B. Ricks and wife, Pearl B. Ricks, of record in Book 3405, page 113, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as 914 Curdwood Avenue, (House Number) (Street) Madison, Tennessee 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 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.*

And we, the said grantors, *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.*

Witness our *hands this* 19th *day of* December, *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.*

Jewel R. Balls
(Jewel R. Balls)

Marion W. Balls
(Marion W. Balls)

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jewel R. Balls and husband, Marion M. Balls,

the within named 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 19 day of December, 19 69.

Notary Public

Commission expires 7-16-70

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.....

JAN 20 70 CONV *2,000.00
JAN 20 70 S'TAX A* 5.20
JAN 20 70 PR'FEE A* .50
JAN 20 70 W'DEED A* 3.00 * 8.70

STATE OF TENNESSEE
COUNTY OF _____

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 2000.00, 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 20 day of Jan 19 70

A. Bumbli Deputy Register
~~Notary Public~~

~~Commission Expires:~~

WARRANTY DEED

FROM

JEWEL R. BALLS ET VIR.

TO

RAY K. BINNION ET UX

A 66387

IDENTIF. REFERENCE

JAN 20 2 41 PM '70

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