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

BOOK 4392 PAGE 541

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray K. Binnion	(same)	15 D 04875
(NAME:) 110 Harris Street	(NAME:)	Map 61-10
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115	(STREET ADDRESS)	Par. 170
(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, JEWELL RICKS BALLS AND JAMES WATSON 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 easterly 50 feet of Lot No. 6 on the Plan of Maplewood Manor Subdivision, as of record in Book 547, page 102, Register's Office for said County.

Said easterly 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 Jewell Ricks Balls and James Watson Balls, by deed from W. B. Ricks, unmarried, of record in Book 4042, page 698, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 916 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 *hand*s *this* 8th *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.*

Jewell Ricks Balls
(Jewell Ricks Balls)

James Watson Balls
(James Watson Balls)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jewell Ricks Balls

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 19th day of December, 1969.

Notary Public

Commission expires 7-16-70

STATE OF ~~TENNESSEE~~ TEXAS }
COUNTY OF ~~DAVIDSON~~ El Paso County, Texas }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Watson Balls

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

Witness my hand and official seal at El Paso, Texas, Texas ~~TENNESSEE~~, this 19th day of December, 19 69.

Notary Public

Commission expires 1 June 1971
Fred P. Le Master

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

~~Notary Public~~ Deputy Register

~~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

WARRANTY DEED

FROM JEWELL RICKS BALLS AND JAMES WATSON BALLS

TO RAY K. BINNION ET UX

A 66388

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