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

BOOK 4448 PAGE 510

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray K. Binnion	First Federal Savings & Loan Association	
(NAME) 110 Harris Street	(NAME) 236 4th Avenue North	11D 48400
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115	(STREET ADDRESS) Nashville, Tennessee	
(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 two loans as follows: 1. Note dated December 8, 1954, in the original principal amount of $6,500.00, payable to First Federal Savings and Loan Association of Nashville, secured by deed of trust of record in Book 2358, page 435; 2. Note dated September 14, 1957, in the original principal amount of $1,042.89, payable to Volunteer Realty Co., Inc., secured by deed of trust of record in Book 2670, page 399; Register's Office for Davidson County, Tennessee; We, RALPH LEE FLATT AND WIFE, SANDRA FLATT, *have bargained and sold, and by these presents do transfer and convey unto* hereinafter called the grantors, 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. 23 of Block B on the Map of Crittenden Estates of record in Book 974, page 69, Register's Office for said County.

Said Lot No. 23 fronts 50 feet on the southerly side of Harris Street, and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Ralph Lee Flatt by deed from Willie Tucker and wife, Elsie Tucker, of record in Book 4413, page 822, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to setback line and easement as shown on the Plan of record in Book 974, page 69, said Register's Office.

unimproved ( ) This is improved (X) property, known as 332 Harris Street, (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.*, except as stated herein.

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* 17th *day of* September, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ralph Lee Flatt
(Ralph Lee Flatt)

Sandra Flatt
(Sandra Flatt)

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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, Ralph Lee Flatt and wife, Sandra Flatt,

the within named bargainors, 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 17th day of September, 1970.

James A. Leeman
Notary Public

Commission expires 4-14-71

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 _____

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 6500.00, 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 22nd day of Sept 1970

B Bumble
~~Notary Public~~ Deputy Register

~~Commission Expires~~

SEP 29 70	CONV	*6,500.00			
SEP 29 70	S'TAX		A*	16.90	
SEP 29 70	PB'FEE		A*	.50	
SEP 29 70	W'DEED		A*	3.00	* 20.40

A 9 1 4 1 5

IDENTIF. REFERENCE

SEP 29 11 39 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

RALPH LEE FLATT ET UX

TO

RAY K. BINNION ET UX

Compliments of

Madison Title Company

A Division of

Southern Title Insurance Company

P. O. Box 10649

Knoxville, Tennessee