This Instrument Was Prepared By
BEAU F. FOLK, JR., Attorney
3322 Charlotte Ave., Nashville, Tenn.

WARRANTY DEED

TTC-223618

BEAU F. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
160-6-21	Mr/Mrs Joseph C. Binius same as below	Security Federal S & L Association 500 Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 3075-5
OH-15360	5316 Forest Acres Drive	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantee herein to pay, the principal balance now due,plus future interest, on a certain note, dated March 8, 1968, in the original principal sum of $36,000.00, payable to Security Federal Savings & Loan Association, in monthly installments of $227.55, including principal and interest at the rate of 5-1/2% per annum with a 1% service charge, and being secured by a deed of trust executed by Robert G. Kiger and wife, to Everett A. Covington, Jr., Trustee, as of record in Book 4218, page 245,

ROBERT G. KIGER and wife, SHIRLEY KIGER

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOSEPH C. BINIUS and wife, DOROTHY E. BINIUS

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. 117 on the Plan of Oak Hill Estates, Section I, as of record in Book 3700, page 118, 119 and 120.

Said Lot No. 117 fronts 160 feet on the westerly side of Forest Acres Drive, and extends back 258.49 feet on the northerly line and 285.68 feet on the southerly line, to a dead line in the rear on which it measures 186 feet.

Being the same property conveyed to Robert G. Kiger and wife, Shirley Kiger, by deed from J. B. Downey, Trustee, of record in Book 4218, page 243, rerecorded in Book 4221, page 330, all in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4112, page 739, said Register's Office.

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, except as shown above.

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.

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 (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 5th day of January, 1972.

Shirley Kiger
Shirley Kiger

Robert G. Kiger
Robert G. Kiger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4566 PAGE 892

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

Robert G. Kiger and wife, Shirley Kiger

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 Nashville, Tennessee, this the 5th day of January, 19 72.

My commission expires: July 23, 1974.

Reau E. Folk Jr.
Notary Public

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 _____, this, the _____ day of _____, 19____.

My commission expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,500.00

Joseph C. Binius
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January 1972

MY COMMISSION EXPIRES: July 23, 1974. (AFFIX SEAL) Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF: VS

FROM ROBERT G. KIGER AND WIFE

TO JOSEPH C. BINIUS AND WIFE

B 43821

IDENTIF. REFERENCE

JAN 7 9 14 AM '72

FELIX [illegible] WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JAN-7-72 CONV 52,500.00
JAN-7-72 S'TAX A* 136.50
JAN-7-72 PR'FEE 150
JAN-7-72 W'DEED A* 4.00 * 141.00

Before me, _____, a Notary Public 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____.

My commission expires: _____

_____
Notary Public