BOOK 4813 PAGE 325 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16776.00

* Clarence Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6 DAY OF May

Notary Public

MY COMMISSION EXPIRES: 11-26-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William G. Traber, Attorney 217 Shady Grove Road Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence Taylor (NAME)	Fidelity Federal Savings & Loan (NAME)	
3312 Cocoa Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2588 (STREET ADDRESS)	80-7
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	13

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Erbie Joe Binkley and wife, Lucinda Jean Binkley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clarence Taylor and wife, Rosetta S. Taylor

HEREINAFTER 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 the 13th Civil District of Davidson County, Tennessee, being Lot No. 465 on the Plan of Bordeaux Hills, Section 9, as of record in Book 4175, page 116, Register's Office for said County, to which plan reference is here made for description.

Being the same property conveyed to Erbie Joe Binkley and wife, Lucinda Jean Binkley, by deed from Randall Phillips Builders, Inc. as of record in Deed Book 4494, page 669, said Register's Office for Davidson County, Tennessee.

The Grantees herein assume and promise to pay an obligation in favor of Fidelity Federal Savings & Loan.

The escrow account as it relates to this property is hereby transferred to the Grantee, as is the hazard insurance.

unimproved ( )
This is improved (X) property, known as 3312 (House Number) Cocoa Drive (Street) (P. O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 6th day of May, 19 74

Erbie Joe Binkley

Lucinda Jean Binkley

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erbie Joe Binkley and wife, Lucinda Jean Binkley

the 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 Nashville, Tennessee, this 6th day of May 1974

Commission expires 11-20-1976

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Erbie Joe Binkley, et ux

TO
Clarence Taylor, et ux

C 5 3 3 2 0

IDENTIF. REFERENCE

MAY 8 10 56 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAIL TO:
W. G. TRABER
217 Shady Grove Rd
NASHVILLE, TENN 37214

MAY-8[illegible]	CONV	18,796.22			
MAY-8[illegible]	S'TAX		A*	48.88	
MAY-8[illegible]	PR'FEE		A*	.50	
MAY-8[illegible]	W'DEED		A*	4.00	* 53.38