BOOK 4815 PAGE 981 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,024.53

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May 19 74

Notary Public

MY COMMISSION EXPIRES: 8-9-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & HARRIS, ATTORNEYS 807American Trust Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. & Edwin B. Castleman (NAME)	The Lomas & Nettleton Company (NAME)	Map
635 James Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par
Nashville, Tennessee-37209 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	8DA-25170

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, RAY K. BINNION and wife, MARY M. BINNION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT A. CASTLEMAN and EDWIN B. CASTLEMAN

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 Davidson County, Tennessee, being Lot No. 23 on the Resubdivision of certain lots in the West Nashville Annex, of record in Book 332, page 24, Register's Office for said County.

SAID Lot No. 23 fronts 50 feet on the westerly side of James Avenue and extends back 229.3 feet on the northerly line and 228.6 feet, more or less, on the southerly line, to a dead line measuring 50 feet thereon.

BEING the same property conveyed to Ray K. Binnion and wife, Mary M. Binnion, by deed from Billy Joe Moss and wife, of record in Book 4805, Page 295, Register's Office for said County.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to the Lomas & Nettleton Company, of record in Book 3796, page 657, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved (X) improved ( ) property, known as 635 James Avenue, Nashville, Tennessee-37209
(House Number) (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 13th day of May, 19 74

Ray K. Binnion
Ray K. Binnion

Mary M. Binnion
Mary M. Binnion

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ray K. Binnion and wife, Mary M. Binnion

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 13th day of May 19 74

Commission expires 8-9-75

Betty G. Ehresman
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

RAY K. BINNION, ET UX

TO

ROBERT A. CASTLEMAN &

EDWIN B. CASTLEMAN

C 5 4 5 8 6

IDENTIF. REFERENCE

MAY 16 1 20 PM '74

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File: Box 9
Castleman & Harris

MAY 16 74	CONV	*7,024.53				
MAY 16 74	S'TAX		A*	18.20		
MAY 16 74	PR'FEE		A*	.50		
MAY 16 74	W'DEED		A*	4.00	*	22.70