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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,000.00

Tony F. Ragsdale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July 19 74.

John V. Nelson
Notary Public

MY COMMISSION EXPIRES: 5-1-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS 112 STAHLMAN BUILDING NASHVILLE, TENNESSEE 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony F. Ragsdale (NAME)	Security Federal S/L Association (NAME)	29-0
3888 Cantarutti Road (STREET ADDRESS OR ROUTE NUMBER)	500 Union Street (STREET ADDRESS)	187
Joelton, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, TN. (CITY) (STATE) (ZIP)	14D50595

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, Wendell D. Binkley and wife, Brenda J. Binkley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tony F. Ragsdale and wife, Joan Ragsdale

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 14th Civil District of Davidson County, Tennessee, described according to a survey made August 12, 1959, by Hickerson-Miller Engineers-Surveyors, revised January 27, 1961, by E. L. Miller, Jr., and Company, Surveyors, as follows:

BEGINNING at a point in the westerly line of the property conveyed to Reau E. Folk, Jr., Trustee, by deed of record in Book 2809, page 383, Register's Office for said County, said point being 860 feet north 3° 21' east from the southwesterly corner of said tract and running thence north 3° 30' east 150 feet to a point; thence south 77° 30' east 235 feet, more or less, to the westerly margin of Cantarutti Road, as extended; thence south 12° 30' west, 150 feet to a point; thence north 77° 30' west 210 feet, more or less, to the beginning, containing 0.8 acres, more or less.

BEING the same property conveyed to Wendell D. Binkley and wife, Brenda J. Binkley by deed from Howard B. Moore and wife, Margie M. Moore of record in Book 4569, page 176, Register's Office for Davidson County, Tennessee.

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 Security Federal Savings & Loan Association of record in Book 4569, page 178, 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 ( ) improved (X) property, known as 3888 Cantarutti Road, Joelton, Tennessee
(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 hands this 25th day of July, 19 74

Wendell D. Binkley

Brenda J. 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 Wendell D. Binkley and wife, Brenda J. Binkley

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 25th day of July 19 74

Commission expires 5-1-76

John V. Dobbins
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

MS

WARRANTY DEED

FROM

Wendell D. Binkley, et ux

TO

Tony F. Ragsdale, et ux

C 6 5 0 3 1

IDENTIF. REFERENCE

JUL 29 1 29 PM '74

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

MAIL TO:

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 29 74	CONV	27,000.00			
JUL 29 74	S'TAX		A*	70.20	
JUL 29 74	PR'FEE		A*	.50	
JUL 29 74	W'DEED		A*	4.00	* 74.70