This Instrument prepared by:
Douglas A. Brace, Atty.
Third National Bank Building, Nashville, Tenn.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-15-357	Mr/Mrs Claude Binkley	New Owners
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
25W-640	4705 Nevada Avenue	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

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

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged and in consideration of of the assumption of, and agreement by the grantees herein to pay the principal balance now due, plus future interest, on two notes; the first being dated March 10, 1969, in the original principal sum of $7,000.00, payable to Mary E. Farmer, in monthly installments as set forth in said note, with interest as set out therein, and being secured by a Vendor's Lien retained in the deed of record in Book 4316, page 499; the second note, being dated March 21, 1974, in the original principal sum of $3,043.67, payable to Douglas Everett Hughes,Jr., and wife, Wilma Darlene Hughes, in monthly installments as set forth in said note, with interest as set out therein, and being secured by a deed of trust executed by Boyd M. Babb and wife, to A. Braden Floyd, Jr., Trustee, as of record in Book 4799, page 507,

BOYD M. BABB and wife, LAURA BABB

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CLAUDE BINKLEY AND WIFE, LINDA F. BINKLEY

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:

Being Lot No. 606 of Block No. 28 on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103.

Said Lot No. 606 fronts 50 feet on the southerly side of Nevada , formerly Third Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Boyd M. Babb and wife, Laura Babb, by deed from Douglas Everett Hughes, Jr., and wife, as of record in Book 4799, page 505.

MAR 27 75	CONV	12,200.00			
MAR 27 75	S'TAX		A*	31.72	
MAR 27 75	PR'FEE		A*	.50	
MAR 27 75	W'DEED		A*	4.00	* 36.22

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 and 1975 taxes, which have been prorated and assumed by Buyers.

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 26th day of March, 1975.

Laura Babb

Boyd M. Babb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4899 PAGE 260

Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Boyd M. Babb and wife, Laura Babb

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 26th day of March, 19 75.

My commission expires: 4/23/78

Notary Public

DOUGLAS A. BRACE ★ NOTARY PUBLIC ★ DAVIDSON COUNTY

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.

$ 12,200.00 Amount

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March 19 75

MY COMMISSION EXPIRES: 4/23/78 (AFFIX SEAL) Notary Public

DOUGLAS A. BRACE ★ NOTARY PUBLIC ★ DAVIDSON COUNTY

WARRANTY DEED

FROM

BOYD M. BABB AND WIFE

TO

CLAUDE BINKLEY AND WIFE

C 92069

IDENTIF. REFERENCE

MAR 27 9 04 AM '75

FELIX A. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
3rd Natl. Bk. Bldg.
14th Flr. Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in 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