This instrument prepared by:
Raymond H. Darrow, Attorney
First American Center
Nashville, Tennessee

BOOK 4927 PAGE 682

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph M. Diaz et ux.	Guaranty Mortgage Company	93-8-54
(NAME)	(NAME)	
700 Glenview Street	First American Center	18W-10465
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by Joseph M. Diaz and wife, Helen M. Diaz, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Joseph M. Diaz and wife, Helen M. Diaz, have assumed and agreed to pay the unpaid balance of an original indebtedness of $9,000.00 secured by deed of trust of record in book 2940, page 237, Register's Office for Davidson County, Tennessee, and assigned by instrument of record in book 2941, page 197, said Register's Office,

We, Benny Binkley and wife, Ruby Binkley,

have this day bargained and sold, and do hereby transfer and convey unto the said Joseph M. Diaz and wife, Helen M. Diaz, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 5 on the Plan of Shelby Heights Subdivision, Section 2, as of record in Book 2854, page 5, Register's Office for Davidson County, Tennessee.
Said Lot No. 5 begins at a point in the easterly margin of Davidson Street at the common corner of Lots Nos. 5 and 6, and extends easterly 97.6 feet to a concrete monument at the common corners of Lots Nos. 4, 5, and 6; thence northerly 98.2 feet to a point in the southerly margin of Glenview Street at the common corners of Lots Nos. 4 and 5; thence westerly with the southerly margin of Glenview Street 74.38 feet to a concrete monument which marks the beginning of a curve with a radius of 25.0 feet; thence 39.88 feet to the left around said curve to a concrete monument in the easterly margin of Davidson Street; thence 75.0 feet with the easterly margin of Davidson Street to the beginning.
Being the same property conveyed to Benny Binkley and wife, Ruby Binkley, by deed from Carlton L. Russell and wife, Lorene G. Russell, of record in book 3762, page 520, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 27th day of June 19 75

Affiant x Joseph M. Diaz

My commission expires: 4/25/76 (Affix Seal)

Notary Public Mary E. Rose

NOTARY PUBLIC AT LARGE

This is unimproved ( ) improved (X) property, known as 700 Glenview Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Joseph M. Diaz and wife, Helen M. Diaz, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as above set out, and taxes for 1975 which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Joseph M. Diaz and wife, Helen M. Diaz, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 27th *day of* June, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Benny Binkley

Ruby Binkley

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, Benny Binkley and wife, Ruby Binkley,

the within named 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 27th day of June, 19 75

Commission expires 4/25/76

Mary Emery
Notary Public

MARY EMERY NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared.....,
with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....
.....of the.....,
the within named bargainor, a corporation, and that .....he as such.....,
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....Notary Public

Commission expires.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201 226562

WARRANTY DEED

FROM
Benny Binkley et ux.

TO
Joseph M. Diaz et ux.

D 0 4 8 4 7

IDENTIF. REFERENCE

JUN 30 11 01 AM '75

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUN 30 75	CONV	15,000.00			
JUN 30 75	S'TAX		A*	39.00	
JUN 30 75	PR'FEE		A*	.50	
JUN 30 75	W'DEED		A*	4.00	* 43.50

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-1631
NASHVILLE, TENNESSEE 37238