Form No. WD-1

BOOK 4985 PAGE 316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$18,000.00 + Roy T Alexander
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 19 75

Notary Public

MY COMMISSION EXPIRES: 1-4-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy T. Alexander (NAME)	Allstate Ent. Mortgage Corp. (NAME)	18W 1090
1303 Gartland Avenue (STREET ADDRESS OR ROUTE NUMBER)	627 S. Manchester Avenue (STREET ADDRESS)	Map 83-9
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Anaheim, California 92803 (CITY) (STATE) (ZIP)	Parcel 58

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, W. E. Binkley et ux Cecilia Binkley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy T. Alexander, a single man

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:

BEING the Westerly one-half of Lot No. 5, Block No. 1 on the Plan of East Addition Real Estate Company's property of the Andrew Allison Home Place, of record in Book 161, Page 73, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to W. E. Binkley et ux Cecilia Binkley by deed of record in Book 4763, Page 605, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (X) property, known as 1303 Gartland Avenue, Nashville, Tennessee 37206
(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 30th day of December, 1975

W. E. Binkley: W E Binkley

Cecilia Binkley: Cecilia 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 W. E. Binkley et ux Cecilia 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 30th day of December 19 75

Commission expires 1-4-78

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

FILE BOX 3

WARRANTY DEED

FROM W. E. BINKLEY et ux

TO JAN 5 76 ALEXANDER

JAN 5 76 ROY T.

JAN 5 76 CONV

JAN 5 76 S'TAX

JAN 5 76 PR'FEE

JAN 5 76 W'DEED

D 30785

IDENTIF. REFERENCE

JAN 5 2 15 PM '76

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

18,000.00

B* 46.80
B* .50
B* 4.00 *

51.30

Edward Seldon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207