BOOK 5016 PAGE 170 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,400.00

X George B. Treadway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF April 19 75

Shirley E. Jackson
Notary Public

MY COMMISSION EXPIRES: 11-6-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Michael J. Philbin, Atty., 300 James Robertson Pkwy., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George B. Treadway et ux (NAME)	George B. Treadway et ux (NAME)	Map 82-10
306 North 1st Street (STREET ADDRESS OR ROUTE NUMBER)	3635 Knollwood Drive (STREET ADDRESS)	Par. 41
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. (CITY) (STATE) (ZIP)	19W 07510

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, Charles E. Binkley and T. C. Jones

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George B. Treadway and wife, Dixie S. Treadway

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, being part of Lot No. 3 on the Plan of the First Division of the Shelby Estate in East Nashville, as of record in Plan Book 1, page 10, Chancery Court at Nashville, described according to a survey made by Parrish Engineers, Incorporated, December 30, 1965, as follows: Beginning at a 2-inch iron pipe in the back edge of the sidewalk on the west side of North 1st Street; said pipe being the northeast corner of the property conveyed to Humble Oil & Refining Company by M. N. Young, of record in Book 3165, page 175, Register's Office for Davidson County, Tennessee, being also the common corner of the Chevron Oil property and the Humble Oil property located at the northwest corner of North 1st and Spring Streets, said point also being 113.15 feet north of the north end of a short radius curve at the northwest right-of-way of North 1st and Spring Streets; thence with Humble Oil Company's north line, north 85° 30' West 210.00 feet to a 2-inch iron pipe in the margin of an alley (now closed); thence with the east margin of said alley, north 3° 5' East 47.0 feet to a point; said point being the southwest corner of the property conveyed to James D. Stevens by Delia T. Holland Kidd, of record in Book 1969, page 20, Register's Office for said County; thence with Stevens' southerly line south 85° 30' East 210.00 feet to a point in the west margin of North 1st Street; thence with the west margin of North 1st Street, south 3° 51' West 47.0 feet to the point of beginning.
Being part of the same property conveyed to Charles E. Binkley and T. C. Jones by deed from County Court Clerk, R. E. Worrall, of record in Book 5015, page 8, Register's Office for Davidson County, Tennessee.
This deed is subject to terms and conditions of a recorded lease of record in Book 4017, page 307, said Register's Office.

unimproved ( )
This is improved ( ) property, known as 306 North First Street, Nashville, Tenn.
(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 15th day of April, 19 76

X Charles E. Binkley
Charles E. Binkley

X T. C. Jones
T. C. Jones

STATE OF TENNESSEE
Davidson County

BOOK 5016 PAGE 171

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. Binkley and T. C. Jones

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 15th day of April 1976

Commission expires 11-6-79

Shirley L. Jackson
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

D 45071

WARRANTY DEED

FROM
Charles E. Binkley and
T. C. Jones

TO
George B. Treadway et ux

REFERENCE

APR 19 8 57 AM '76

Return to:
Michael J. Philbin, Attn.
300 James Robertson Pkwy.
Nashville, Tenn. 37201

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR 1976	CONV	12,400.00			
APR 1976	S TAX		B*	32.24	
APR 1976	PR FEE		B*	.50	
APR 1976	W DEED		B*	4.00	* 36.74