FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June, 1976.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214t
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul L. Kilmer (NAME)	Fidelity Federal Savings & Loan (NAME)	
7054 Bonnavent Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	74-4
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	10 pd

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, Binkley Realty, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul L. Kilmer and wife, Marilyn J. Kilmer

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, Tennesee, being Lot No. 1045 on the Plan of Hermitage Hills Subdivision, Section 10, as of record in Book 3600, page 50, Register's Office for said County.

Said Lot No. 1045 begins at a point in the northeast margin of a curve in Bonnavent Drive, the common corner of Lots 1044 and 1045, and runs back in a northeasterly direction 160.0 feet along the common line of said lots Nos. 1044 and 1045 to point; thence 116.2 feet in a northwesterly direction to a point, the common rear corners of Lots 1045, 1046 and 1047; thence in a southwesterly direction 151.2 feet along the common line of said Lots 1045 and 1046 to a point in the northeasterly margin of curve in Bonnavent Drive; and thence around said curve in said Drive in a southeasterly direction 79.8 feet to the point of beginning.

Being the same property conveyed to Binkley Realty, Inc., by deed from George E. Welch and wife, Frances J. Welch, of record in Book 5006, page 868, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 7054 Bonnavent Drive (House Number) (Street) Hermitage, Tennessee (P. O. Address) (City or Town) 37076 (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 my hand this 4th day of June, 1976

Binkley Realty, Inc By: President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, 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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Odell Binkley, Jr. and ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ with whom I am personally acquainted and who upon (his oath) ~~(their oaths)~~ acknowledged (himself) ~~(themselves)~~ be the President and ~~xxxxxxxxxxxxxxxxxxxxxxxxxx~~ respectively of the Binkley Realty, Inc. the within named bargainor, a corporation, and that (he) ~~(they)~~ as such President and ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Odell Binkley, Jr. as such President, ~~and attesting the same by the said xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ as such ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxx~~.

Witness my hand and official seal at office at Nashville, TN. on this the 7th day of June, 1976.

My commission expires AUG. 10 1978

R. Robert Woodruff
Notary Public

$28,500.00 560195-7

WARRANTY DEED

FROM Binkley Realty, Inc.

TO Paul L. Kilmer et ux

D 52768

IDENTIF. REFERENCE

JUN 8 3 11 PM '76

FELIX REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-8 76	CONV	28,500.00			
JUN-8 76	S'TAX		B*	74.10	
JUN-8 76	PR'FEE		B*	.50	
JUN-8 76	W'DEED		B*	4.00	* 78.60