This instrument was prepared by James A. Lesemann, Attorney at Law
320 Gallatin Rd., Madison, Tn. (James A. Lesemann)

WARRANTY DEED

BOOK 5086 PAGE 208

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray K. Binnion et ux	New Owners	11D70425
(NAME:)	(NAME:)	
813 Evergreen Trail		Map 52-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tenn. 37115		Par. 278
(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 the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

NOV10 CONV *5,400.00
NOV10 STTAX B* 14.04
NOV10 PRFEE B* .50
NOV10 WDEED B* 8.00 * 22.54

We, RUTH FRANK GARDENHIRE, a widow, LYNNIE GARDENHIRE BLAZER, and MINDEL GARDENHIRE KADIS, hereinafter called the grantors,

have bargained and sold, and by these presents do transfer and convey unto ~~the said~~ RAY K. BINNION and wife, MARY M. BINNION, herein 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, Tennessee, being Lots Nos. 37 and 38 on the Plan of a Resubdivision of Power & Roth's Subdivision of Madison Park, as of record in Book 843, page 75, Register's Office for said County.

Said Lots Nos. 37 and 38 adjoin and front together 105 feet 2 inches on the westerly side of Madison Boulevard, and extend back 137 feet on the northerly line and 108 feet 6 inches on the southerly line, to a line in the rear on which they measure 100 feet.

Being the same property conveyed to J. H. Gardenhire by deed from Commerce Union Bank, of record in Book 971, page 465, said Register's Office. The said J. H. Gardenhire having died intestate, leaving a widow, Ruth Frank Gardenhire, and two daughters, Lynnie Gardenhire Blazer and Mindel Gardenhire Kadis, as his only heirs at law. By instrument of record in Book 4763, page 382, said Register's Office., Ruth Frank Gardenhire appointed Lynnie Gardenhire Blazer and Middel Gardenhire Kadis as her co-attorneys in fact, and as such to execute deeds in her behalf.

Property taxes for 1976 have been prorated and assumed by the grantees.

RD P. KAVANAUGH NOTARY PUBLIC

Delaware

STATE OF TENNESSEE
COUNTY OF New Castle

I (We) hereby swear or affirm that the actual consideration or value whichever is greater, for this transfer is $ 5,400.00

Subscribed and sworn to before me, this the 2 day of October, 1976

My commission expires TERM

(AFFIX Seal)

Affiant

Notary Public

unimproved ( )
This is improved ( ) property, known as Madison Boulevard, Madison, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

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.*

And we, the said grantors, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said* grantees, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 22nd *day of* October, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lynnie Gardenhire Blazer
(Lynnie Gardenhire Blazer, individually)

Ruth Frank Gardenhire
(Ruth Frank Gardenhire)

By: Lynnie Gardenhire Blazer
(Lynnie Gardenhire Blazer, Atty.-in-fact)

Mindel Gardenhire Kadis
(Mindel Gardenhire Kadis, Individually)

Mindel Gardenhire Kadis
(Mindel Gardenhire Kadis, Atty.-in-fact)

STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~ } PENNSYLVANIA
Phila

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* Lynnie Gardenhire Blazer, individually,

the bargainor, *with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Pennsylvania, ~~TENNESSEE~~, *this* 23rd *day of* October, *19* 76.

Anthony J. Prisco, Notary Public.

ANTHONY J. PRISCO, JR., NOTARY PUBLIC
PHILADELPHIA, PHILADELPHIA COUNTY
MY COMMISSION EXPIRES JAN. 23, 1978
Member, Pennsylvania Association of Notaries

Commission Expires 01/23/78.

STATE OF DELAWARE
COUNTY OF New Castle }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* Mindel Gardenhire Kadis, individually

the bargainor, *with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Delaware, *this* 22nd *day of* October, *19* 76.

Anna P. Kovanis, Notary Public

Commission Expires Aug 5, 1977.

~~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 .....

(SEE OVER FOR ADDITIONAL ACKNOWLEDGMENTS)

STATE OF PENNSYLVANIA
COUNTY OF PHILA

On this 23rd day of October, 1976, before me personally appeared Lynnie Gardenhire Blazer, to me known to be the person who executed the foregoing instrument in behalf of Ruth Frank Gardenhire, a widow, and aknowledged that she executed the same as the free act and deed of said Ruth Frank Gardenhire, a widow.

Anthony J. Prisco
(Notary Public)

ANTHONY J. PRISCO, JR., NOTARY PUBLIC
PHILADELPHIA, PHILADELPHIA COUNTY
MY COMMISSION EXPIRES JAN. 23, 1978
Member, Pennsylvania Association of Notaries

Commission Expires 1-23-78

STATE OF DELAWARE
COUNTY OF New Castle

On this 22nd day of October, 1976, before me personally appeared Mindel Gardenhire Kadis, to me known to be the person who executed the foregoing instrument in behalf of Ruth Frank Gardenhire, a widow, and aknowledged that she executed the same as the free act and deed of said Ruth Frank Gardenhire, a widow.

Frank P. [illegible]
(Notary Public)

NOTARY PUBLIC, DEL.

Commission Expires Aug 5, 1977

Mail to: J.R. Coarsey Realty Co.
905 Gallatin Rd., Madison, Tenn.
37115

WARRANTY DEED

FROM

RUTH FRANK GARDENHIRE, a widow,
LYNNIE GARDENHIRE BLAZER and
MINDEL GARDENHIRE KADIS

TO

RAY K. BINNION ET UX, MARY M.

BINNION

D 76277

IDENTIF. REFERENCE

Nov 10 8 33 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS