WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00

Ray K Binnion
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 1977.

Charles P. Cron
Notary Public

MY COMMISSION EXPIRES: 11-7-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Charles P. Cron, 223 Madison Street, Madison, Tennessee 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS.
Ray K. Binnion et ux (NAME)	same as new owner (NAME)	Map 148-10
813 Evergreen Trail (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 77
Madison, Tennessee (CITY) (STATE) (P. O.-ZIP)	(CITY) (STATE) (ZIP)	

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, Thomas F. Barnes, Jr., and wife, Elizabeth S. Barnes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ray K. Binnion and wife, Mary M. Binnion

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, Tennessee, being Lot No. 9 on the Map of Blanchard Heights, of record in Book 2663, pages 62 and 63, Register's Office for said County.

Said Lot No. 9 fronts 120 feet on the north side of Creekside Drive and runs back 266.23 feet on the west line and 266.04 feet on the east line to a dead line in the rear measuring 125.5 feet thereon.

Being the same property conveyed to Thomas F. Barnes, Jr., and wife, Glenda S. Barnes by deed from A. V. Oakes and Jim B. Smith, partners, d/b/a Oakes and Smith Realtors of record in Book 4205, page 806, Register's Office for Davidson County, Tennessee, and vested in Thomas F. Barnes, Jr., by divorce decree of record in Book 5154, page 156, R.O.D.C.

***It is understood by the parties that part of the consideration for this conveyance is the assumption of and agreement to pay by the grantees the balance of a note which is secured by a Deed of Trust of record in Book 2933, page 319, said Register's Office to which reference is here made for a more definite description of said note. Elizabeth S. Barnes joins in this conveyance to convey any and all marital rights she may have in this property.

This is unimproved ( ) improved (XX) property, known as 3847 Creekside Drive, Nashville, Tennessee
(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 hands this 27th day of June, 1977

Thomas F. Barnes Jr.
THOMAS F. BARNES, JR.

Elizabeth S. Barnes
ELIZABETH S. BARNES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas F. Barnes, Jr., and wife, Elizabeth S. Barnes

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 Madison, Tenn. this 28th day of June, 1977

Charles P. Cox Notary Public

Commission Expires 11-7-79

STATE OF
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 purpose 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

E11874

TAX REFERENCE

JUN 29 3 03 PM '77

REGISTER DAVIDSON COUNTY, TENN.

JUN29'77	CONV	22,000.00			
JUN29'77	S'TAX		B*	57.20	
JUN29'77	PR'FEE		B*	.50	
JUN29'77	M'DEED		B*	4.00	* 61.70

WARRANTY DEED

FROM
Thomas F. Barnes, Jr., et ux

TO
Ray K Binnion et ux

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York