WARRANTY DEED

BOOK 5245 PAGE 47

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,500.00

x Buford Wayne Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January, 1978

Notary Public, at Large

MY COMMISSION EXPIRES: My Commission Expires AUG. 14, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TRABER & ROBINSON, ATTYS. 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BUFORD WAYNE JONES (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	Map 148-8
884 Oakwood Terrace (STREET ADDRESS OR ROUTE NUMBER)	401 UNION STREET (STREET ADDRESS)	Par - 42.
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TN. 37219 (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, BINKLEY REALTY, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BUFORD WAYNE JONES, UNMARRIED

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. 58 ON THE MAP OF OAKWOOD TERRACE, SECTION ONE, AS OF RECORD IN BOOK 4460, PAGES 54 AND 55, SAID REGISTER'S OFFICE.

SAID LOT NO. 58 FRONTS 57.00 ON THE NORTHERLY SIDE OF OAKWOOD TERRACE DRIVE, AND RUNS BACK 120.73 FEET ON THE WESTERLY LINE AND 123.75 FEET ON THE EASTERLY LINE TO A LINE IN THE REAR WHICH MEASURES 77.34 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO BINKLEY REALTY, INC. BY DEED FROM LONNIE NEAL AND WIFE, JUANITA NEAL BY DEED OF RECORD IN BOOK 5218, PAGE 516, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is unimproved ( ) improved (x) property, known as 884 Oakwood Terrace (House Number) (Street) Antioch, Tennessee (P. O. Address) 37013 (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 MY hand this 17th day of JANUARY, 1978

Binkley Realty, Inc.

By: Odell Binkley Jr.
President

STATE OF _____
COUNTY OF _____

BOOK 5245 PAGE 48

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 _____, 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~~ _____, with whom I am personally acquainted and who upon {his oath} acknowledged {himself} to be the President ~~XXXX~~ respectively of the BINKLEY REALTY, INC. the within named bargainor, a corporation, and that {he} as such President ~~XXX~~, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Odell Binkley, Jr. ~~XXXXX~~ as such President.

WITNESS my hand and official seal at office at NASHVILLE, TN
on this the 17th day of JANUARY, 19 78

My commission expires My Commission Expires AUG. 14, 1978 Notary Public

THURMAN, JR. NOTARY PUBLIC AT LARGE SOU STATE

E 46945

IDENTIF. REFERENCE

JAN 23 10 35 AM '78

FELIX ... DAVIDSON ... REGISTER

JAN23RD	CONV	31,500.00		
JAN23RD	S'TAX		B* 81.90	
JAN23RD	PR'FEE		B* .50	
JAN23RD	W'DEED		B* 4.00	* 86.40

$31,500.00

430245-2

WARRANTY DEED

FROM
BINKLEY REALTY, INC.

TO
BUFORD WAYNE JONES

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York