THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
223 Madison Street
Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
ELMORE R. UPCHURCH, ET AL.	SAME	19-13
% Richard C. Binkley 405 Bass St.	BOOK 5263 PAGE 973	Par 1 2d
Goodlettsville, TN. 37072 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged,

EDWIN R. SUTTON AND WIFE, PATRICIA ANN SUTTON, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said ELMORE R. UPCHURCH AND WIFE, JUDITH A. UPCHURCH, and RICHARD C. BINKLEY AND WIFE, MARGIE H. BINKLEY, hereinafter referred to as Grantees, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the easterly part of Lot No. 1 of Block No. 8 on the Plan of Charlotte Park Company's Second Addition, as of record in Book 57, page 160 and 161, and the easterly part of a triangular lot lying between said Lot No. 1 and Lot No. 2 of Block No. 8 on the Plan of Plummer Place, as of record in Book 161, page 39, Register's Office for Davidson County, Tennessee. Said part of Lot No. 1 and the triangular lot front together 50 feet on the northerly side of Park, formerly First Avenue and run back between parallel lines, with the westerly margin of 37th Avenue North, formerly Pilcher Avenue, 150 feet to an alley.

Being the same property conveyed to Edwin R. Sutton and wife, Patricia Ann Sutton, by deed Mae Gafford, of record in Book 5143, page 584, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $12,000.00
Subscribed and sworn to before me, this the 11th day of March 19 78
Affiant
My commission expires: 9-12-78 (Affix Seal)
Notary Public

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as appears of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 11th day of March, 1978, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Edwin R. Sutton
Edwin R. Sutton

Patricia Ann Sutton
Patricia Ann Sutton

BOOK 5263 PAGE 974

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWIN R. SUTTON AND WIFE, PATRICIA ANN SUTTON

the within named 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 Goodlettsville, Tennessee, this 11th day of March, 19 78.

Judy P Gilbert
Notary Public

Commission expires 9-12-78

NOTARY PUBLIC DAVIDSON COUNTY

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.....

MAR 20 78	CONV	12,000.00			
MAR 20 78	S'TAX		B*	31.20	
MAR 20 78	PR'FEE		B*	.50	
MAR 20 78	W'DEED		B*	4.00	* 35.70

WARRANTY DEED

FROM
EDWIN R. SUTTON, ET UX

TO
ELMORE R. UPCHURCH, ET AL.

E 5 5 4 7 7

IDENTIF. REFERENCE

MAR 20 11 33 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

Mail: Route #1 Lascassas
Goodlettsville, Tn 37072