BOOK 5268 PAGE 294

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Henry Binkley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF March, 1978.

Juliet L Baker
Notary Public

MY COMMISSION EXPIRES: April 25, 1981
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS, WEEMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry Binkley et ux (NAME)	Same (NAME)	51-11
1308 Saunders Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	5
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	11D 19150

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, JAMES A. McCANN and EVELYN C. S. McCANN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HENRY BINKLEY and wife, MILDRED L. BINKLEY

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. 52 on the plan of Oakland Acres, Section V, of record in Book 2854, page 15, Register's Office for said County.

SAID Lot No. 52, which is a corner lot, fronts 143.4 feet on the northeasterly margin of Freda Villa and fronts 168.0 feet on the northwesterly margin of Saunders Avenue, said frontages being joined by a curve having a length of 35.6 feet, and extends back 199.0 feet on the northeasterly line and 192.7 feet on the northwesterly line to a point of intersection.

BEING the same property conveyed to James A. McCann and wife, Evelyn C. S. McCann by deed from Richard A. Odom and wife, Tranquil C. Odom of record in Book 4041, page 504, said Register's Office, the said James A. McCann and wife, Evelyn C. S. McCann having since been divorced by Final Decree of record in Minute Book 144 B, page 817, of the First Circuit Court for said County, which decree vested title in James A. McCann and Evelyn C. S. McCann as tenants in common.

This is unimproved ( ) improved (X) property, known as 1308 Saunders Avenue, Madison, TN 37115
(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 hand s this 31 day of MARCH, 1978

James A. McCann

Evelyn C. S. McCann

STATE OF TENNESSEE
Davidson County

BOOK 5268 PAGE 295

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. McCann and Evelyn C. S. McCann

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 Nashville, Tennessee, this 31 day of March, 19 78

Commission expires April 25, 1981

Hubert L. Baker
Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

WARRANTY DEED

FROM
JAMES A. McCANN and
EVELYN C.S.McCANN

TO
HENRY BINKLEY and wife,
MILDRED L. BINKLEY

E 5 7 5 3 9

IDENTIF. REFERENCE

APR 3 9 58 AM '78

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

APR-3 78	CONV	58,000.00			
APR-3 78	S'TAX		B*	150.80	
APR-3 78	PR'FEE		B*	.50	
APR-3 78	W'DEED		B*	4.00	* 155.30

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219