This instrument is prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tn.

BOOK 5268 PAGE 840

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frances H. Hewlett		Map 71-11
(NAME) 5317 Inchavnie Dr.	(NAME) Same	Parcel 264
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn.	(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 by Frances H. Hewlett, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Frank G. Binkley and wife, Kate Allen Binkley

have this day bargained and sold, and do hereby transfer and convey unto the said

Frances H. Hewlett

her

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots Nos. 60 and 61 on the Plan of The Highland Land Company's Subdivision, as of record in Book 421, page 14, in the Register's Office for said County.

Said Plan shows Lots Nos. 60 and 61 front together 49 feet on the easterly side of Stainback Avenue and runs back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Frank G. Binkley and wife, Kate Allen Binkley, by deed from Joan Martin Scudder and husband, Bill F. Scudder, of record in Book 4894, page 370, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 3rd day of April, 1978

Affiant

My commission expires: 9/12/81 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1413 Stainback Avenue (House Number) (Street) Nashville, Tn. 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

Frances H. Hewlett

her

(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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Frances H. Hewlett

her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 3rd *day of* April, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Frank G. Binkley

Kate Allen Binkley

BOOK 5268 PAGE 841

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* Frank G. Binkley and wife, Kate Allen Binkley, *the within named bargainors, 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* 3rd *day of* April, *19*78.

Doris E. Moran *Notary Public*

Commission expires 8/12/81

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 .....

APR-4 78	CONV	15,000.00				
APR-4 78	S'TAX		B*	39.00		
APR-4 78	PR'FEE		B*	.50		
APR-4 78	W'DEED		B*	4.00	*	43.50

CHICAGO TITLE INS. CO.
NASHVILLE, TENN. 37201 Q 33933

WARRANTY DEED

FROM Frank Binkley et ux

TO Frances H. Hewlett

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IDENTIF. REFERENCE

APR 4 8 33 AM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238