THIS INSTRUMENT WAS PREPARED BY (James A. Lesemann), ATTORNEY AT LAW,
320 GALLATIN RD., MADISON, TN.

WARRANTY DEED

BOOK 5278 PAGE 793

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary L. Binkley (NAME)	First & Mid-South Mortgage Co. (NAME)	42-15-48
215 West Marthonna Dr. (STREET ADDRESS OR ROUTE NUMBER)	10th Floor - Nashville Trust Bldg. (STREET ADDRESS)	11D-12060
Madison, Tn. 37115 (CITY) (P. O. ZONE) (STATE)	Nashville, Tn. (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by the said grantee hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantee of the unpaid balance of an indebtedness payable to FIRST AND MID-SOUTH MORTGAGE COMPANY; and secured by a deed of trust executed by Walter E. Stephens, Jr. and wife, Betty W. Stephens, of record in Book 4936, page 606, Register's Office for Davidson County, Tennessee; which said unpaid balance the said grantee hereby agrees to assume and promises to pay. The grantee further hereby assumes the obligations of Walter E. Stephens, Jr. and wife, Betty W. Stephens under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.
We, WALTER EARNEST STEPHENS, JR. and wife, BETTY W. STEPHENS, hereinafter called the Grantor *have this day bargained and sold, and do hereby transfer and convey unto the said*
MARY L. BINKLEY, unmarried, herein called the Grantee, her
~~heirs~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lots Nos. 77, 78, 79 and 80, Block "B" on the Map of Marthonna Subdivision, not of record, and described as follows:

Beginning at a point on the easterly margin of Marthonna Road West, formerly Ezell Road West, the common corner of Lots 76 and 77; thence with the line between said lots, easterly 420 feet to a point; thence southerly 100 feet to the corner of Lots 80 and 81; thence with the line between said lots westerly 420 feet to the easterly margin of Marthonna Road, formerly Ezell Road; thence with the margin of same northerly 100 feet to the beginning.

Being the same property conveyed to Walter Earnest Stephens, Jr. and wife, Betty W. Stephens by deed from John W. Fine and wife, June E. Fine of record in Book 4936, page 604, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this tranefer is $ 54,752.00
Subscribed and sworn to before me, this the 20 day of April 19 78
Affiant
My commission expires: MAY 6 1978
(Affix Seal)
Notary Public

This is ( ) unimproved (X) improved property, known as 215 West Marthonna Drive, Madison, Tennessee
(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
grantee, her
~~heirs~~ *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* grantee, her
~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 20th *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.*

Walter Earnest Stephens Jr. Betty W. Stephens

(Walter Earnest Stephens, Jr.) (Betty W. Stephens)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Walter Earnest Stephens, Jr. and wife, Betty W. Stephens

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* 24 *day of* April, *19* 78.

Commission expires May 6, 1978

James K. Barnett
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

APR28'78	CONV	54,952.71			
APR28'78	S'TAX		B*	143.00	
APR28'78	PR'FEE		B*	.50	
APR28'78	W'DEED		B*	4.00	* 147.50

WARRANTY DEED

FROM

WALTER EARNEST STEPHENS, JR. ET UX

TO

MARY L. BINKLEY, unmarried

E 62342

IDENTIF. REFERENCE

APR 28 9 34 AM '78

FELIX Z. PIERSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS