This instrument prepared by MARBUT GLENN GASTON, JR., Attorney, 2211 Crestmoor Road, Nashville, Tennessee 37215

Loan# 554,608=2
RETURN TO HOME FEDERAL

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TOM D. BINNS, et ux	HOME FEDERAL SAVINGS & LOAN ASSN.	72-14-181
(NAME)	(NAME)	
1401 East Douglas Avenue	3904 Hillsboro Road	27W-25825
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 5375 PAGE 163
Nashville, TN 37206	Nashville, Tennessee 37215	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

-----Ten and no/100 ---------- *Dollars,*

the receipt of which is expressly and sufficiently acknowledged, WE

CHARLES B. HEMMER and wife, M. JEAN HEMMER, Grantors

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

TOM D. BINNS and wife, MARTHA H. BINNS

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map showing Looney's Subdivision of Lot No. 38 and part of Lot No. 39 in H.M. Doak's Subdivision as of record in Book 843, page 10, Register's Office for said County.

Said Lot No. 6 fronts 90 feet on the northerly side of Douglas Avenue and runs back between parallel lines, with the easterly margin of North 14th Street, 150 feet to a dead line.

Being the same property conveyed to Charles B. Hemmer and wife, M. Jean Hemmer by deed from Alene Norris Roberts, Executrix under the Will of Lou Belle Jones Norris of record in Book 4592, page 642, 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 $ 54,000

Subscribed and sworn to before me, this the 8 day of Dec. 1978

Affiant Tom D. Binns

My commission expires: 10-18-81 (Affix Seal)

Notary Public

This is improved (X) unimproved property, known as 1401 East Douglas Avenue, Nashville, Tennessee 37206
(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

TOM D. BINNS and wife, MARTHA H. BINNS

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.*

We *further covenant and bind* ourselves and our heirs and representatives, *to warrant and forever defend the title to said real estate to said* TOM D. BINNS and wife, MARTHA H. BINNS

their

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

Witness our hand s this 8th *day of* December, 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.*

Charles B. Hemmer
CHARLES B. HEMMER

M. Jean Hemmer
M. JEAN HEMMER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES B. HEMMER and wife, M. JEAN HEMMER

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 Nashville, Tennessee this 8th day of December, 19 78.

Notary Public

Commission expires 10-18-81

KENNETH M. BALLEW • 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.....

DEC 14 78	CONV	54,000.00			
DEC 14 78	S'TAX		B*	140.40	
DEC 14 78	PR'FEE		B*	.50	
DEC 14 78	W'DEED		B*	4.00	* 144.90

WARRANTY DEED

FROM
CHARLES B. HEMMER, et ux

TO
TOM D. BINNS, et ux

F.0.5.2.0.4

IDENTIF. REFERENCE

DEC 14 2 52 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE