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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,900.00

James E Clemons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December 19 78

W. K. Dennis
Notary Public

MY COMMISSION EXPIRES: May 13, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney 101 Cumberland Ave., Suite 101 Madison, Tenn. 37115.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Clemons, et ux (NAME)	The Chamberlain Company (NAME)	MAP 83-5
1010 Maxwell Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 8254 (STREET ADDRESS)	PAR 144
Nashville, TN. 37206 (CITY) (STATE) (P. O. ZIP)	Chattanooga, TN. 37411 (CITY) (STATE) (ZIP)	FB18770-19W

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~~ I, Roy Leon Binkley, Executor of the Estate of Melvin Binkley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Clemons and wife, Winona M. Clemons

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:

Being the westerly 45 feet of Lot No. 30 on the Map of House and Simonton's Subdivision, as of record in Book 57, page 137, Register's Office for said County.

Said part of Lot No. 30 fronts 45 feet on the southerly side of Maxwell Avenue and runs back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Melvin Binkley of record in Book 2440, page 180, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1010 Maxwell, Nashville, Tennessee 37206
(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 my hand this 22nd day of December, 19 78

Roy Leon Binkley Executor

ROY LEON BINKLEY, EXECUTOR OF THE ESTATE OF

MELVIN BINKLEY

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Roy Leon Binkley

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of December 19 78

Commission expires May 13, 1979

W. K. Georgas, Jr.
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 Roy Leon Binkley, Executor of the Estate of Melvin Binkley

TO James E. Clemons, et ux

F. 0 7. 3 4. 7.

IDENTIF. REFERENCE

DEC 29 12 35 PM '78

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

Please return to:

American Escrow Company, Inc.
Suite 209 Cumberland Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

DEC29'78	CONV	25,900.00			
DEC29'78	S'TAX		B*	67.34	
DEC29'78	PR'FEE		B*	.50	
DEC29'78	W'DEED		B*	4.00	* 71.84