2247 02/12 16.20- CHECK

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,500.00

X Ralph T. Gragg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February, 1979

X Charles P. Cron
Notary Public

MY COMMISSION EXPIRES: 11-7-82
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Charles P. Cron, 223 Madison Street, Madison, Tennessee 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph T. Gragg et ux (NAME)	same as new owner (NAME)	Map 52-1
118 St Andrews Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	par ~~279~~ 278.1
Hendersonville, Tenn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	11D 70425

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, Ray K. Binnion and wife, Mary M. Binnion

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph T. Gragg and wife, Delores S. Gragg,

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. 37, Block B, on the Plan of Resubdivision of Power and Roth's Subdivision of Madison Park, as of record in Book 843, page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 51 feet 8 inches on the westerly side of Madison Boulevard, and extends back 137 feet on the northerly line and 129 feet on the southerly line, to a line in the rear on which it measures 50 feet.

Being part of the same property conveyed to Ray K. Binnion and wife, Mary M. Binnion by deed from Ruth Frank Gardenhire, Lynnie Gardenhire Blazer and Mindel Gardenhire Kadis of record in Book 5086, page 208, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as Lot No. 37, Madison Boulevard, 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 2nd day of February, 1979

X Ray K. Binnion
RAY K. BINNION

Mary M. Binnion
MARY M. BINNION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ray K. Binnion and wife, Mary M. Binnion,

the 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 Madison, Tennessee, this 2nd day of February, 1979

Charles P. Cron
Notary Public

Commission Expires 11-7-77

STATE OF
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 purpose 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

CHARLES P. CRON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

F. I. 3 5 3 5

IDENTIF. REFERENCE

FEB 12 9 10 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Ray K. Binnion et ux

TO
Ralph T. Gragg et ux

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Every of Service

Compliments of
Title Associates, Inc.

REPRESENTING
U.S. LIFE TITLE INSURANCE
Company of New York