FORM NO. WD-1

BOOK 5586 PAGE 154

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $104,500.00

Clementine S. Binford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 19 80

Notary Public

MY COMMISSION EXPIRES: 10-

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
TITLE-ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TN. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clementine S. Binford (NAME)	Commerce Union Bank (NAME)	Map 83-5
441 Harding Place Apt A-10 (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place, Real Estate Div. (STREET ADDRESS)	Par. 391 & 392 23W-9610
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37239 (CITY) (STATE) (ZIP)	23W-9605

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, Cecil Wayne Rankhorn and wife, Joyce Ann Rankhorn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clementine S. Binford and Matthew E. Hansel III, as tenants in common.

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 Lot No. 1 on the resubdivision of Lot No. 8, Ordway Home Place, as of record in Book 2854, page 87, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Cecil Wayne Rankhorn and wife, Joyce Ann Rankhorn, by deed from Mary Nixon Rowan and Imogene Nixon of record in Book 5379, page 99 (therein described as Tract No. 2), Register's Office for said County.

BEING Lot No. 2 on the resubdivision of Lot No. 8, Ordway Home Place, as of record in Book 2854, page 87, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Cecil Wayne Rankhorn and wife, Joyce Ann Rankhorn, by deed from Mary Nixon Rowan and Imogene Nixon of record in Book 5379, page 99 (therein described as Tract No. 1), Register's Office for said County.

CONVEYANCE of Lot No. 1 subject to Deed of Trust to Commerce Union Bank of record in Book 5386, page 909, Register's Office for said County.

CONVEYANCE of Lot No. 2 subject to Deed of Trust to Commerce Union Bank of record in Book 5392, page 530, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved ( ) property, known as 1425 (Lot 1) & 1423 (Lot 2) Stratton Ave. Nashville, TN
(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 hands this 1st day of April, 19 80

Cecil Wayne Rankhorn

Joyce Ann Rankhorn

STATE OF TENNESSEE
Davidson County

BOOK 5586 PAGE 155

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cecil Wayne Rankhorn and Joyce Ann Rankhorn

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 Nashville, Tennessee, this 1st day of April 19 80

Commission expires 10 15 83

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

F 8 3 2 8 9

WARRANTY DEED

FROM

Cecil Wayne Rankhorn and wife,

Joyce Ann Rankhorn

TO

Clementine S. Binford and

Matthew E. Hansel III

IDENTIF. REFERENCE

APR 2 2 32 PM '80

FELIX P. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

1304 04/02 278.20 CHECK

File Box 24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5586 PAGE 156

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			104500.00-	CO
			271.70	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	278.20-
1304A04/02/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 83289

IDENTIF. REFERENCE

APR 2 2 32 PM '80

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

No. 750297