WARRANTY DEED

BOOK 5697 PAGE 507

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,868.65

Ray K. Binnion
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF Jan 1981.

O. K. Tindall
Notary Public

MY COMMISSION EXPIRES: Jan 20 1984

(AFFIX SEAL)

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
Ray K. Binnion et ux (NAME)	Lomas & Nettleton Company (NAME)	Map 34-9
110 Harris Street (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par. 68 STATE
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	GO 15280

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, I, Linda Frances Wade Ferrell, now known as Linda F. Kelly,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ray K. Binnion and wife, Mary M. Binnion

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. 86 on the Plan of Gateway, Section 1, as of record in Book 3300, pages 39 and 40, Register's Office for said County.

Said Lot fronts 70 feet on the north side of Janette Avenue as measured around a slight curve, and runs back 197.8 feet on the west line and 126.9 feet on the east line to a dead line in the rear measuring 122.2 feet thereon.

Being the same property conveyed to Ronald G. Ferrell and wife, Linda Wade Ferrell by deed from Thomas R. Carter and wife, Betty Carter of record in Book 4367, page 48, Register's Office for Davidson County, Tennessee, and vested solely in Linda Frances Wade Ferrell by Divorce Decree of record in Book 4925, page 170.

**It is understood and agreed by the parties that part of the consideration for this conveyance is the assumption of and agreement to pay by the grantees the balance of a note which is secured by a deed of trust of record in Book 3937, page 594, Register's Office for Davidson County, Tennessee, subsequently assigned to Lomas & Nettleton Company, to which reference is here made for a more definite description of said note.

This is unimproved ( ) improved (X) property, known as 458 Janette Avenue, Goodlettsville, TN 37072
(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 2nd day of January, 19 81

Linda F. Kelly

LINDA F. KELLY

BOOK 5697 PAGE 508

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 Linda F. Kelly

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ this 2nd day of January, 19 81.

Commission Expires Jan 30, 1984 — C. K. Kirkland — Notary Public

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

G 2 4 3 2 8

RUSH

IDENTIF. REFERENCE

JAN 6 9 45 AM '81

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

3510 01/06/81 -9:45 CHECK

WARRANTY DEED

FROM
LINDA FRANCES WADE FERRELL
(KELLY)

TO
RAY K. BINNION et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. — Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5697 PAGE 509

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
			28168.65- CO	
			75.14 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	81.64-
			3510AD1/06/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2.4.3 2 8

IDENTIF. REFERENCE

JAN 6 9 45 AM '81

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

No. 800659