FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 107,830.37 Cecil Wayne Rankhorn
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/19/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 640 Spence Lane, Nashville, Tennessee
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Cecil Wayne Rankhorn (NAME) | Commerce Union Bank (NAME) | Map 83-5 |
| 7585 Bidwell Road (STREET ADDRESS OR ROUTE NUMBER) | One Commerce Place, Real Estate Div. (STREET ADDRESS) | Par. 391 & 392 |
| Joelton, Tenn. 37080 (CITY) (STATE) (P. O. ZIP) | Nashville, TN. 37239 (CITY) (STATE) (ZIP) | 23W-9610<br>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, Clementine S. Binford and Matthew E. Hansel, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cecil Wayne Rankhorn and wife, Joyce Ann Rankhorn, as tenants by the entirety

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 Nos. 1 and 2 on the resubdivision of Lot No. 8, Ordway Home Place, as of record in Book 2854, Page 87, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Clementine S. Binford and Matthew E. Hansel, III by deed from Cecil Wayne Rankhorn and wife, Joyce Ann Rankhorn, of record in Book 5586, Page 154, said Register's Office.

CONVEYANCE of Lot No. 1 is subject to a Deed of Trust to Commerce Union Bank, of record in Book 5386, Page 909, Register's Office, Davidson County, Tennessee.

CONVEYANCE of Lot No. 2 is subject to a Deed of Trust to Commerce Union Bank, of record in Book 5392, Page 530, Register's Office, Davidson County, Tennessee.

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 Avenue, 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 hand this 2nd day of March, 1981

Clementine S. Binford: Clementine S. Binford

Matthew E. Hansel, III: Matthew E. Hansel III

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 Clementine S. Binford and Matthew E. Hansel, III

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 2nd day of March, 1981

Commission expires 7/19/81

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

331566

WARRANTY DEED

FROM

CLEMENTINE S. BINFORD AND MATTHEW E. HANSEL, III

TO

CECIL WAYNE RANKHORN AND WIFE, JOYCE ANN RANKHORN

IDENTIF. REFERENCE

MAR 3 11 58 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

Title Search, Inc.
Suite 213
[illegible] Spruce Lane
Nashville, Tennessee 37217
361-6679

Mail Box #24

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5716 PAGE 823

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 |
|---|---|---|---|---|

107830.37- CO
280.28 CO TX
.50 PRFEE
6.00 WDEED
CHECK 286.78-
2676A03/03/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

631566

IDENTIFICATION REFERENCE

MAR 3 11 58 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 809465