BOOK 5724 PAGE 809 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,397.97

Jerry C. Binkley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March 19 81.

Notary Public

MY COMMISSION EXPIRES: January 22, 1984
(AFFIX SEAL)

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry C. Binkley et ux	McNeill Mortgage & Investment Co. (NAME)	118-4
c/o Robert Shaw Controls Co. (NAME)		
1034 4th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 11169 (STREET ADDRESS)	149
Nashville, Tennessee 37210 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38111 (CITY) (STATE) (ZIP)	

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, John C. Hargrove, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry C. Binkley and wife, Edna P. Binkley,

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. 3 on an unrecorded Plan of a Resubdivision of a Part of Lots Nos. 8 and 9 on the plan of Melrose, of record in Book 57, page 44, Register's Office for said County. Described according to a May 14, 1979, survey by John B. Kohl, III, Tennessee Registered Land Surveyor No. 100, as follows:

BEGINNING at a point on the westerly margin of Winford Avenue, said point located northwardly 100.0 feet from the northeasterly corner of the Berry School property, said point also being the northeasterly corner of the John W. Langston property (Book 4357, page 710, said Register's Office); thence with Langston's northerly property line, westwardly 200.0 feet to a point in the easterly line of the Berry School property; thence with the School's easterly property line northwardly, 50.0 feet to a point at the southwesterly corner of the Rosedale Baptist Church property (Book 4580, page 814, said Register's Office); thence with the Church's southerly property line eastwardly 200.0 feet to a point in the westerly margin of Winford Avenue; thence with said margin southwardly 50.0 feet to the point of beginning.

BEING the same property conveyed to John C. Hargrove by deed from Arthur C. Litchford and wife, Suzanne Litchford, by deed of record in Book 5462, page 809, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to McNeill Mortgage & Investment Co., Inc., of record in Book 5462, page 812, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantees.

This is (unimproved) (~~improved~~) property, known as 2219 Winford Avenue, Nashville, Tennessee
(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 23rd day of March, 19 81

John C. Hargrove

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 John C. Hargrove

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 23rd day of March 19 81

Commission expires January 22, 1984

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

JOHN C. HARGROVE

TO

JERRY C. BINKLEY ET UX

G 34535

IDENTIF. REFERENCE

MAR 24 2 39 PM '81

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219
Row 1, Box 8 dp

5619 03/24 95.34- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

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

34397.97- CO
89.44 CO TX
.50 PRFE
6.00 WDEED
CHECK 95.94-
6619A03/24/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

034535

IDENTIF. REFERENCE

MAR 24 2 39 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 813258