BOOK 5726 PAGE 895

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,541.31

Kenneth W. Binkley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 1981.

John M. Adams
Notary Public

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

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
Kenneth W. Binkley (NAME)	Guaranty Mortgage Company (NAME)	30-4 14D-20495
215 West Marthona (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 786 (STREET ADDRESS)	30-3 14D-20722
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Brentwood, Tennessee 37027 (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, Royce D. Woodruff, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth W. Binkley, unmarried,

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 described as follows:

BEING a tract of land in the 14th, formerly 24th, Civil District of said County, being Lot No. 2 on the map of E. D. Pardue's Farm, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, as follows:

BEGINNING at the center of Bear Branch at the corner of Lots Nos. 2 and 3; thence South 2° East 58 feet to a stake in the center of the old location of Bear Hollow Road; thence with the center of said road, North 82° West 61 feet; leaving said road, South 79° 30' West 125.00 feet; thence North 12° 30' West 190.00 feet crossing said branch and Bear Hollow Road as now located, to the center of Old Creek Bed; thence South 63° East 250 feet, crossing Bear Hollow Road as now located, to the beginning, containing .51 of an acre, more or less.

TOGETHER with an easement for ingress and egress for driveway purposes of record in Book 5042, page 910, said Register's Office.

BEING the same property conveyed to Royce D. Woodruff and wife, Sue P. Woodruff, by deed from Robert L. Stidham and Wanda B. Stidham, of record in Book 5042, page 906, Register's Office for Davidson County, Tennessee. The said Royce D. Woodruff and Sue P. Woodruff have since been divorced by final decree of the 1st Circuit Court for said County in Minute Book 149A, page 656, Rule No. 80D-1294 dated August 7, 1980. By Deed of record in Book 5716, page 748, said Register's Office, the said Sue P. Woodruff quitclaimed her interest to Royce D. Woodruff.

*SEE BACK

This is unimproved ( ) improved (XX) property, known as 3585 Bear Hollow Road, Whites Creek, 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 27th day of March, 1981

Royce D. Woodruff
Royce D. Woodruff

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 Royce D. Woodruff

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 27th 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
ROYCE D. WOODRUFF

TO
KENNETH W. BAILEY

G. 35275

IDENTIF. REFERENCE

MAR 30 2 33 PM '81

FELIX Z. WILSON 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

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to First American National Bank of Nashville, of record in Book 5042, page 908, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5726 PAGE 897

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
			34541.31- CO	
			89.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	96.20-
7578A03/30/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 35275

IDENTIF. REFERENCE

MAR 30 2 33 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 814181