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WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Richard Douglas III and wife, Betty Carole Douglas	SAME	Map 116-10
(NAME)	(NAME)	Parcel 109
628 Royal Oako Place	(STREET ADDRESS)	
(STREET ADDRESS OR ROUTE NUMBER)		
Nashville, TN 37205		
(CITY) (STATE) (P O ZIP)	(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, Reba D. Serena, Rebecca Craig, Betty Reising, Fred E. Duffer and Barbara Beasley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Douglas III and wife, Betty Carole Douglas

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. 2 in Bransford Realty Company's Berkeley Hills Subdivision, the plan of which is of record in Book 547, pages 57 and 58, Register's Office for said County.

Said Lot No. 2 fronts 146.2 feet on the west side of Belle Meade Boulevard, and extends back in a westerly direction between lines 252 feet on its northerly margin, and 236.2 feet on its southerly margin, with the northerly margin of Sutherland Avenue, to a dead line, measuring 150 feet on the rear line.

Being the same property conveyed to B. T. Binkley and wife, Mary Sexton Binkley, by deed from Bransford Realty Company, of record in Book 740, page 18, Register's Office for said County, the same B. T. Binkley and Mary Sexton Binkley having since died; title to the above described property being vested in the heirs of Mary Sexton Binkley Pruett as follows: Reba D. Serena as to a 1/8 undivided interest, Rebecca Craig as to a 1/8 undivided interest, Betty Reising as to a 2/8 undivided interest, Fred E. Duffer as to a 1/8 undivided interest, Barbara Beasley as to a 1/8 undivided interest, and Marjorie Hertenstein, as to a 2/8 undivided interest, the said Marjorie Hertenstein having since died, leaving her entire estate to Reba D. Serena.

The above property is conveyed subject to the following:

1. 1981 Metropolitan Government taxes.
2. 1981 Belle Meade City taxes.
3. Restrictive covenants contained in deed of record in Book 740, page 18, said Register's Office.
4. Pole and Anchor Easement of record in Book 1511, page 154, said Register's Office.

Mary Sexton Binkley and Mary Sexton Binkley Pruett were one and the same person.

unimproved ( )

This is improved XX property, known as 312 Sutherland Avenue, Nashville, Tenn. 37205
(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 successors, assigns 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 s this 3rd day of June , 19 81

Reba D. Serena

Betty Reising
Betty Reising

Rebecca Craig

Fred E. Duffer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Reba D. Serena, 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 Nashville, Tennessee, this 10th day of June, 1981

Commission Expires: 10/15/83

Leanne Roadcap
Notary Public

STATE OF _____)

COUNTY OF _____)

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 ____ day of _____, 19__.

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM Reba D. Serena, Rebecca Craig, Betty Reising, Fred D. Duffer, and Barbara Beasley

TO

Richard Douglas III and wife, Betty Carole Douglas

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 100,000.00

Richard Douglas

Subscribed and sworn to before me this 10th day of June, 1981

My Commission Expires: 10/15/83

Leanne Roadcap
Notary Public

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 Rebecca Craig, 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 seal, at office in Nashville, Tennessee, this the 10th day of June, 1981.

Leane Readen
NOTARY PUBLIC

My Commission Expires: 10/15/83

STATE OF OHIO)
COUNTY OF Hamilton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Reising, 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 seal, at office in Cincinnati, Ohio, this the 3rd day of June, 1981.

Mary A. Coleman
NOTARY PUBLIC

My Commission Expires:

MARY A. COLEMAN
Notary Public, State of Ohio
My Commission Expires March 6, 1986

STATE OF TENNESSEE)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred E. Duffer, 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 seal, at office in Morristown, Tennessee, this the 4th day of June, 1981.

NOTARY PUBLIC

My Commission Expires: 12/1/81

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 Barbara Beasley, 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 seal, at office in Nashville, Tennessee, this the 10th day of June, 1981.

Leane Readen
NOTARY PUBLIC

My Commission Expires: 10/15/83

IDENTIF. REFERENCE
Jun 10 1 54 PM '81
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

G 4.5.5 8 9

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			100[illegible].00-	CO
			260.00	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	269.50-
0379A06/10/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.4.5.5.8.9

IDENTIF. REFERENCE

JUN 10 1 54 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 826500