BOOK 5774 PAGE 337

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

J.F. SWYGERT, JR.

TO

JOE P. BINKLEY, SR. and
JOE P. BINKLEY, JR.

For draftsman's use

Prepared by:
William P. Griffin, IV
Attorney at Law
Nimmo & Hoehn
304 Realtors Bldg.
306 Gay St.
Nashville, Tenn. 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe P. Binley, Sr., et al (NAME)	SAME (NAME)	93-6-2-2
1601 PARKWAY TOWERS (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE TN, 37219 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIFICATION REFERENCE

Jul 24 3 00 PM '81

FILED IN DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TENN.

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 191,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July, 1981

Notary Public

MY COMMISSION EXPIRES: Jan 15, 1983

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

For and in Consideration of the sum of TEN & NO/100 ---------- DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the agreement of the Grantees herein to assume the balance due and owing on a note payable to L.H. Shapiro and wife, Beatrice S. Shapiro, secured by an installment deed recorded in book 5737, page 922, and re-recorded in book 5739, page 899, Register's Office for Davidson County, Tennessee, J. F. Swygert, Jr.,

has bargained and sold, and by these presents do transfer and convey unto the said Joe P. Binkley, Sr., and Joe P. Binkley, Jr., 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 part of Lot No. 27 on the Original Plan of Nashville, not of record, described as follows:

Beginning on the easterly margin of 3rd. Avenue, North, formerly College Street, at a point 151 feet and 2 inches southerly from the southerly margin of Church Street, thence with the easterly margin of said Avenue, southerly 50 feet; thence with the northerly line of the Lewis property, easterly 107 feet, more or less, to the westerly margin of an alley; thence with said alley, northerly 50 feet, thence westerly 107 feet, more or less, to the beginning.

Being the same property conveyed to J. F. Swygert, Jr., by Installment Deed from L. H. Shapiro and wife, Beatrice S. Shapiro, of record in Book 5737, Page 922, and re-recorded in Book 5737, Page 899, Register's Office for Davidson County, Tennessee.

The indebtedness secured in said Installment Deed may be assumed with the written consent of the holders of the note, contingent solely upon Borrower being financially solvent, and that the indebtedness may be paid in full at any time without penalty.

8561 07/24 504.40- CHECK

352166

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WD-2

This is ( ) unimproved (X) improved property, known as 174 Third Avenue, North, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joe P. Binkley, Sr. and Joe P. Binkley, Jr., their heirs and assigns, forever.

And I do covenant with the said Joe P. Binkley, Sr. and Joe P. Binkley, Jr., that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, J. F. Swygert, Jr., do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Joe P. Binkley, Sr. and Joe P. Binkley, Jr., their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 23rd day of July, 1981

J. F. Swygert, Jr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, William P. Griffin, IV, a Notary Public in and for said County and State, the within named J. F. Swygert, Jr.

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 July, 1981.

William P. Griffin, IV
Notary Public

WILLIAM P. GRIFFIN, IV NOTARY PUBLIC DAVIDSON COUNTY

Commission expires January 15, 1983

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19.....

, Notary Public.

Commission expires .....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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
			191500.00- CO	
			497.90 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 504.40-	
8561	A	07/24/81	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

352166

IDENTIFICATION REFERENCE

JUL 24 3 00 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 834399