ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
RAY K. BINNION et ux	THE LOMAS & NETTLETON COMPANY	94-5-90
(NAME)	(NAME)	
813 Evergreen Trail	P.O. Box 1056	18W-15955
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Virginia Beach, Virginia 23451	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 5780 PAGE 845

For and in consideration of the sum of ----------Ten and no/100 ($10.00)---------- DOLLARS

cash in hand paid by the hereinafter named GRANTEES, the receipt and sufficiency of which is hereby acknowledged, we,

MARBUT G. GASTON and wife, MARY S. GASTON,

hereinafter called the GRANTORS,

have bargained and sold, and by these presents do transfer and convey unto the said RAY K. BINNION and wife, MARY M. BINNION

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Shelby Heights Revised Subdivision, Section I, as of record at Book 2330, page 171, Register's Office for said County.

Said Lot No. 79 fronts 50.0 feet on the westerly margin of South 14th Street, and extends back 124.4 feet on the northerly line, and 144.8 feet on the southerly line, to an alley in the rear which is a broken line, on which it measures 69.62 feet.

Being part of the same property conveyed to Marbut G. Gaston by deed from Marbut G. Gaston Realty Co., Inc. of record at Book 5536, page 924, Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, the Grantees agree to assume and pay the unpaid balance of a certain note in the original principal amount of $7,700.00 secured and evidenced by Deed of Trust of record in Book 3875, page 283, Register's Office for Davidson County, Tennessee, in favor of United Mortgagee Servicing Corp. (said Deed of Trust having been assigned to City & County Savings Bank by instrument of record at Book 3887, page 154, said Register's Office); and further that all title and interest in the escrow account and insurance policy held in connection with aforesaid note and Deed of Trust is transferred and conveyed to the Grantees.

This conveyance is further subject to restrictive covenants contained in instrument of record at Book 2810, page 475; to the limitations shown on the Plan of record at Book 2330, page 171, both of record in the Register's Office for Davidson County, Tennessee; and to 1981 property taxes which are being prorated and which the Grantees assume in full.

~~XXXXXXXXX~~)
This is improved (XX) property, known as 918 S. 14th Street, Nashville, Tennessee 37206
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 31st day of July, 19 81.

MARBUT G. GASTON

MARY S. GASTON

BOOK 5780 PAGE 846

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 MARBUT G. GASTON and wife, MARY S. GASTON

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 ____ day of July, 19 81.

My commission expires My Commission Expires OCT. 18, 1981 Notary Public William Allen Ellis

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 13,400.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Ray K. Binnion

Sworn to and subscribed before me
this 7th day of August, 19 81.

My commission expires 10-21-84 Notary Public Mabel A. [illegible]

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Attorney at Law, 2211 Crestmoor Road, Nashville, TN 37215

Name | Address

RUSH

1567 08/11 41.34- CHECK

WARRANTY DEED

FROM MARBUT G. GASTON and wife, MARY S. GASTON

TO RAY K. BINNION and wife, MARY M. BINNION

G 5.4.6.7.0

IDENTIF. REFERENCE

AUG 11 9 19 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

File Box 19

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5780 PAGE 847

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
			13400.00-	CO
			34.84	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 41.34-
			1587A08/11/81	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G546 70

IDENTIF. REFERENCE T

AUG 11 9 19 AM '81

FELIX Z. WILSON CC REGISTER
DAVIDSON COUNTY, TENN.

No. 837314