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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1800.00

Gus Richards Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF March, 19 82

Samuel B. Schlanger
Notary Public

MY COMMISSION EXPIRES: 8-18-85
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Samuel B. Schlanger, Attorney at Law, 1906 South St., Nashville, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gus Richards (NAME)	SAME (NAME)	Map 69
1501 E. Stewart Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 82
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB13DA61690

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, James Binkley and wife, Clara Binkley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gus Richards and wife, Rebecca Richards

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:

A one-half undivided interest in the remainder fee of land in the 13th Civil District of Davidson County, Tennessee, and described as follows:

Beginning at a point and the same being a fence post on the westerly side of an old roadway formerly known as Cato Road, which road extends North and South, and said old Roadway is intersected from the East by what is known as east Stewart Lane, and beginning point or fence post is 526 feet southerly from the Northeast corner of the R. W. Cato tract, which corner is also the Southeast corner of the Ashton or Fuston lands, and the said beginning point or fence post is 26 feet, more or less, from a large Elm tree in said fence northerly from the same; thence in a westerly direction and with another fence 138 feet, more or less, to a dead line; thence southerly with said dead line 130 feet, more or less, to a point; thence easterly 138 feet, more or less to a hackberry tree, near the westerly margin of said old Roadway of Cato Road, the within described land is a part of the R. W. Cato tract of land.

Being the same property conveyed to Hortense Cato Baker Lassiter and her husband Jesse Lassiter, for life, with remainder in equal shares to Gladys Hortense Baker Girgenti, Robert Cato Baker, James Binkley and Emmerson Binkley by deed from Albert T. McPherson and wife Loula Cato McPherson and Bernice Cato Baird of record in Book 2276, page 599, Register's Office for Davidson County. Further, being the same property conveyed to James Binkley by Quitclaim Deed from Gladys Hortense Baker Girgenti of Record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

Clara Binkley joins in the execution of this Deed for the purpose of conveying any marital rights she may have in said property.

This is unimproved ( ) improved (X) property, known as 1601 E. Stewart Lane Nashville, TN 37218
(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 our hands this 19TH day of March, 1982

James Binkley Clara Binkley

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 James Binkley and wife, Clara Binkley

the bargainor S, 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 19TH day of March, 1982

Commission expires 7-18-82

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 (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they) , 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 James Binkley and wife Clara Binkley

TO Gus Richards and wife Rebecca Richards

G 8.3946

IDENTIF. REFERENCE

MAR 22 8 29 AM '82

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

03/22 11:16

7871

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

1800.00- CO
4.68 CO TX
.50 PRFEE
6.00 WDEED
CHECK 11.18-
7871 03/22/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8 3 9 4 6

IDENTIF. REFERENCE

MAR 22 8 29 AM '82

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 872180