Prepared By: Metropolitan Federal Savings and Loan Association
230 - 4th Avenue, North
Nashville, TN 37219

WARRANTY DEED

BOOK 5923 PAGE 383

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Union Financial Corporation	Same	105-5 Pro
(NAME)	(NAME)	
230-4th Avenue, North		120, 119, 118
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	117, 116, 115, 114, 112
Nashville, TN 37219		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	5652

For and in Consideration of the sum of Ten and 00/100 ($10.00) ---------- *DOLLARS*

and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged,

Robert P. Ziegler, Executor of the Estate of Yolande Johnson Cheatham, Deceased, Frederick Binford and Mable R. Love,
the GRANTORS herein

have bargained and sold, and by these presents do transfer and convey unto the said Union Financial Corporation, a Tennessee Corporation, GRANTEE, herein its successors *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 Lots Nos. 5, 6, 7 and 8 on the Map of the Bransford Realty Company's Re-subdivision of Lot No. 50 in O. B. Hayes' Plan of Large Lots called "Rokeby", as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, being Lots Nos. 9, 10, 11, 12, 13, 14 and 15 of the Subdivision of Lot No. 50 of the O. B. Hayes Plan of Large Lots called "Rokeby", as of record in Book 21, page 87, Register's Office for said County, being Lot No. 11 and part of Lot No. 10, of the subdivision of Lot No. 39 of the O. B. Hayes Plan of Large Lots, called "Rokeby", of record in Book 45, page 562, said Register's Office, and being Alley No. 434 1/4 closed by Metropolitan Council Resolution No. 77538 and all more particularly described according to a survey by Barge, Waggoner, Sumner & Cannon, Engineers, dated July 1, 1977, as follows:

Beginning at an iron pin in the northerly margin of Wade Street, said pin being located at the southwest right of way return at the intersection of Wade Street and 14th Avenue, South; thence with the northerly margin of Wade Street North 82 degrees 12 minutes West, 91.23 feet to an iron pin; thence along an exterior curve with a radius of 15.0 feet northwestwardly 23.90 feet to an iron pin in the easterly margin of Alley No. 434; thence with the easterly margin of Alley No. 434 North 09 degrees 05 minutes East, 544.54 feet to an iron pin; thence South 83 degrees 00 minutes East, 137.49 feet to an iron pin in the westerly margin of 14th Avenue, South; thence with the westerly margin of 14th Avenue, South, South 09 degrees 46 minutes West, 537.83 feet to an iron pin; thence along an exterior curve with a radius of 25.0 feet, southwestwardly 38.41 feet to the point of beginning.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,000.00

Subscribed and sworn to before me, this the 11th day of August 1982

Affiant

My commission expires: 4-22-84 (Affix Seal)

Notary Public

FILE PIONEER TITLE CO.

Being the same property conveyed to Yolande Johnson Cheatham, Trustee, with full power by deed from the Metropolitan Development and Housing Agency of record in Book 5527, page 631, Register's Office for Davidson County, Tennessee, the said Yolande Johnson Cheatham having since died and the entire beneficial interest in said property being vested in Frederic Binford, Mable R. Love and Yolande J. Cheatham, as joint venturers pursuant to a joint venture agreement dated June 25, 1979, and of record in Book 5459, page 561, Register's Office for Davidson County, Tennessee and a land trust agreement dated June 25, 1979, and of record in Book 5459, page 566, of said Register's Office, and Robert P. Ziegler, Executor of the Estate of Yolande Johnson Cheatham, deceased, having been given full power of sale with respect to all of decendent's estate pursuant to said will which is of record in Will Book 132, page 245, Probate Court for Davidson County, Tennessee, and the said Yolande J. Cheatham and Yolande Johnson Cheatham, being one and the same person, and the said Mable R. Love and Mabel R. Love, being one and the same person.

This is unimproved (X) improved ( ) property, known as 1411-1437 -- 14th Avenue, South, Nashville, TN 37212
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Union Financial Corporation, its successors ~~xxxx~~ *and assigns, forever.*

And we *do covenant with the said* Union Financial Corporation *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,* except for 1981 realty taxes which have been pro-rated and assumed by the GRANTEE, herein

Robert P. Ziegler, Executor of the Estate of Yolande Johnson Cheatham, Deceased,

And Frederick Binford and Mable R. Love

do further covenant and bind their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Union Financial Corporation, its successors ~~xxxx~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 28 *day of* December, *19*81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert P. Ziegler, Executor
Robert P. Ziegler, Executor of the Estate of Yolande Johnson Cheatham, Deceased

Frederick H Binford
Frederick Binford

Mabel R Love
Mabel R. Love

NOTARIAL U.P. INDIA FIFTY PAISE

Attested signature of Frederick Binford
S. P. GUPTA. 22.12.1981
Advocate & Notary
Mussoorie, MUSSOORIE

I identify Mr. Frederick H Binford who has signed in my presence
K. L Kapadia

BOOK 5923 PAGE 385

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* Robert P. Ziegler, Executor of the Estate of Yolande Johnson Cheatham, Deceased and Mabel R. Love

the bargainor....., 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* 27th *day of* January, *19* 82 Peggy Roberson, *Notary Public.*

Commission Expires 4/17/83

NOTARY PUBLIC DAVIDSON

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* Frederick Binford

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, *this* 11th *day of* August, *19* 82. Patsy A. Martin, *Notary Public.*

Commission Expires 4/22/84

NOTARY PUBLIC STATE OF TENNESSEE LARGE

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.....

FILE PIONEER TITLE CO.

3149 08/12 05.30- BOOK

WARRANTY DEED

FROM
Robert P. Ziegler, Executor of the Estate of Yolande Johnson Cheatham, Deceased

Frederick Binford and
Mable R. Love

TO

Union Financial Corporation,

a Tennessee Corporation

PIONEER NATIONAL TITLE INSURANCE COMPANY

Public Square Building
344 Fourth Avenue North
NASHVILLE, TENNESSEE 37219
Phone 259-2290

FILE PIONEER TITLE CO.

H 0 3 9 4 2

IDENTIF. REFERENCE

AUG 12 3 16 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BOOK 5923 PAGE 386

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

RECEIVED OF _____

FOR BOOK 5923 PAGE 387

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
			28000.00- CO	
			72.80 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	85.30-
			3149A08/12/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H. O. 3 9 4 2

IDENTIF. REFERENCE

AUG 12 3 16 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 896518