This Instrument Prepared By: Thomas M. Black, Attorney, 223 Madison Street, Madison, TN 37115

WARRANTY DEED

BOOK 6019 PAGE 806

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AUBREY D. MITCHELL, ET UX (NAME:)	SAME (NAME:)	Map 51-11
1308 SAUNDERS AVE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 5 ctl
MADISON TENN 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	11 D 19150

For and in Consideration of the sum of ----------TEN AND 00/100---------- ($10.00) *DOLLARS* cash in hand paid, and other good and valuable considerations, receipt of which are hereby acknowledged,

KARL KLUGMAN, single, Individually as Heir of MILDRED L. BINKLEY, DECEASED, and as EXECUTOR of the Estate of Mildred L. Binkley, hereinafter referred to as Grantor,

have bargained and sold, and by these presents do transfer and convey unto the said AUBREY D. MITCHELL AND WIFE, LOIS J. MITCHELL, hereinafter referred to as Grantees, 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 Lot No. 52 on the Plan of Oakland Acres, Section V, of record in Book 2854, page 15, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 52, which is a corner lot, fronts 143.4 feet on the northeasterly margin of Freda Villa and fronts 168.0 feet on the northwesterly margin of Saunders Avenue, said frontages being joined by a curve having a length of 35.6 feet, and extends back 199.0 feet on the northeasterly line and 192.7 feet on the northwesterly line to a point of intersection.

Being the same property conveyed to Henry Binkley and wife, Mildred L. Binkley, by deed of record in Book 5268, page 294, Register's Office for Davidson County, Tennessee; the said Henry Binkley having since died, property then vested in Mildred L. Binkley, and the said Mildred L. Binkley having since died, pursuant to the Last Will and Testament of Mildred L. Binkley of record in Will Book 141, page 330, Probate Court of Davidson County, Tennessee, property now vests solely in Karl Klugman. Karl Klugman executes this instrument both in his individual capacity as heir and in his capacity as Executor of the Estate of Mildred L. Binkley.

BERT L. BAKER NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 70,000.00

Subscribed and sworn to before me, this the 11 day of March, 1985

Dulcy D. Mitchell
Affiant

My commission expires April 27, 1985 (Affix Seal)

Hubert L Baker
Notary Public

C83

03/14 121

2768

BOOK 6019 PAGE 807

$3.50

IDENTIF. REFERENCE

MAR 14 8 54 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

USIT

unimproved ( )
This is improved (XX) property, known as 1308 Saunders Avenue, Madison, TN 37115
(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 Grantees, their *heirs and assigns, forever.*

And I *do covenant with the said* Grantees *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 *do further covenant and bind* myself, my *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.*

Witness my *hand this* 11 *day of* March, *19* 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

SINGLE

Carl Binkley

INDIVIDUALLY AND AS EXECUTOR UNDER THE ~~LAST WILL AND TESTAMENT OF MILDRED~~ L. BINKLEY, DECEASED

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 KARL KLUGMAN

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 Madison, Tennessee, this 11th day of March, 19 83.

Hubert L. Baker, Notary Public.

Commission Expires April 21, 1985

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

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

, Notary Public.

Commission Expires .

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 _____

FOR _____ BOOK 6019 PAGE 803

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			70000.00- CO	
			182.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 191.50-	
			2788A03/14/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3569 I.

T IDENTIF. REFERENCE

MAR 14 8 54 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 934758