FORM NO. WD-1

BOOK 6231 PAGE 831

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February 1984.

Notary Public

MY COMMISSION EXPIRES: ~~AFFIX SEAL~~

THIS INSTRUMENT WAS PREPARED BY
James A. Carney. Attorney 730 Stahlamn Bldg. Nashville, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John T. Buggs (NAME)	Same (NAME)	Map 69-3
622 Rowena Ct (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 12
Nash. Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	13DA 51130

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, Charles E. Binkley and wife, Dorothy Binkley and joined by Edith A. Carney and husband, James A. Carney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John T. Buggs

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:

Land in Davidson County, Tennessee, being Lot No. 31 of Block DD on the revised Map of Fairview Subdivision, as of record in Book 1130, Page 54, Register's Office for said County.

Said Lot No. 31 fronts 75 feet on the North side of Fairview Drive and runs back 200.6 feet on the West line and 206.8 feet on the east line to a dead line in the rear, on which it measures 75.2 feet.

Being the same property conveyed to James A. Carney and Charles E. Binkley, as tenants in common, by deed from Carl Willard Cole, an unmarried person, as of record in Book 5674, Page 785, Register's Office for Davidson County, Tennessee: and being the same property conveyed to Charles E. Binkley by Quit Claim Deed from James A. Carney and wife, Edith A. Carney, as of record in Book 5808, Page 231, Register's Office for Davidson County, Tennessee.

Buyer assumes Metropolitan Government of Nashville, and Davidson County, Tennessee for the current year 1984. All back taxes to be paid by Sellers.

All monitary interest in the proceeds from sale of this property is to be paid to and received by Edith A. Carney and husband, James A. Carney.

unimproved ( ) This is improved ( ) property, known as 3826 (House Number) Fairview Drive (Street) Nashville, Tenn. 37218 (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 15th day of February, 19 84

James A. Carney

Edith A. Carney

Charles E. Binkley

Dorothy Binkley

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Charles E. Binkley and Dorothy Binkley and James A. Carney and Edith A. Carney

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 15th day of February, 1984.

Commission expires NOV 1 1987

Robert H Kerman
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

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) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) as such _____ and _____, 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 Charles E. Binkley et ux et al

TO John T. Buggs

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

RUSH

IDENTIF. REFERENCE

FEB 15 9 00 AM '84

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

02/15 20.80- CHECK

10338

3477

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

RECEIVED OF _____

FOR _____ BOOK 6231 PAGE 833

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
			5500.00- CAMT.	
			14.30 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	20.80-
			3477A02/15/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

193385

IDENTIF. REFERENCE

FEB 15 9 00 AM '84

FELIX Z. WILSON
DAVIDSON COUNTY, TN

No. 13674