FORM NO. WD-1

BOOK 6266 PAGE 663

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April, 19 84

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James A. Carney, Atty. Stahlman Bldg., Nashville, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kirby Clifton (NAME)	Same (NAME) Tract I 27W 1600	Map 83-1 Par. 444
874 Springfield Highway (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS) Tract II 27W 1605	Map 83-1 Par. 445
Goodlettsville, TN. 37072 (CITY) (STATE) (P. O. ZIP)	Same Tract III 27W 1610 (CITY) (STATE) (ZIP)	Map 83-1 Par. 443

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 Nelson W. Holt Jr., as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kirby Clifton

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:

TRACT I Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Granada Place, Section 2, of record in Book 4660, Page 197, Register's Office for said County, According to a survey made by Turner Engineering Company, Inc., dated January 28, 1976.
Said Lot No. 1 fronts 66 feet on Emmett Avenue and runs back between parallel lines 150 feet to a dead line in the rear on which it measures 66 feet thereon.

TRACT II Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Granada Place, Section 2, of record in Book 4660, Page 197, Register's Office for said County, according to a survey made by Turner Turner Engineering Company, Inc., dated January 28, 1976.
Said Lot No. 2 fronts 66 feet on Emmett Avenue and runs back between parallel lines 150 feet to a dead line in the rear on which it measures 66 feet thereon.

TRACT III Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Granada Place, Section 2, of record in Book 4660, Page 197, Register's Office for said County, according to a survey made by Turner Engineering Company, Inc dated January 28, 1976.
Said Lot No. 3 fronts 65 feet 11 inches on Emmett Avenue and runs back between lines measuring 150 feet on the north line and 150 feet on the south line to a dead line in the rear, measuring 64 feet 5 inches thereon.

Being the same property conveyed to Charles E. Binkley and Nelson W. Holt Jr., by deed from Shirley Randall, an unmarried person, as of record in Book 6124, Page 776, Register's Office for Davidson County, Tennessee

CHECK

unimproved (X)
This is improved ( ) property, known as Emmett Avenue Nashville, TN. 37206
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

04/09 58.50-

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 6th day of April, 19 84

Charles E. Binkley

Nelson W. Holt, Jr.

6992

OFFICIAL RECEIPT

BOOK 6266 PAGE 664

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, Nelson W. Holt, Jr.,

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 6th day of ~~March~~ April 19 84

Commission expires 4/21/85

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) 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 al

TO
Kirby Clifton

I 1 4 2 2 9

IDENTIF. REFERENCE

APR 9 10 52 AM '84

FEE $ ____ REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6266 PAGE 665

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

20000.00- CAMT.
52.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 58.50-
6992A04/09/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 4 2 2 9

IDENTIF. REFERENCE

APR 9 10 52 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 26799