BOOK 5290 PAGE 208

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Sandra L. Binkley	Home Service Corporation	119-14-A
(NAME)	(NAME)	Par. 76
2929 Selena Drive, Unit 76	230 Fourth Avenue North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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

cash in hand paid by Sandra L. Binkley, and other good and valuable considerations accepted as cash, the receipt of all of which are hereby acknowledged, and for a further consideration the said Sandra L. Binkley has assumed and agreed to pay the indebtedness secured by Deed of Trust of record in Book 6080, page 173, Register's Office of Davidson County, Tennessee, I, Ronald G. Grizzard

have bargained and sold, and by these presents do transfer and convey unto the said Sandra L. Binkley

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in _____ County, State of Tennessee, described as follows:

See Exhibit "A" attached hereto, which is incorporated herein by reference.

This is improved (X) unimproved ( ) property, known as Apt. # 76 (House Number) 2929 Selena Drive (Street) Nashville, Tennessee (City or Town) 37211 (Zip Code) (P. O. Address)

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.

Whenever 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 1st day of February 19 84.

Ronald G. Grizzard — Debra L. Grizzard — Sandra L. Binkley

6230 200

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 Ronald G. Grizzard and wife, Debra L. Grizzard

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 1st day of February, 19 84.

My commission expires 10-19-86 Notary Public Mary M. Murrah

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 30,600.01
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sandra F. Binkley

Sworn to and subscribed before me
this 6th day of February, 19 84.

My commission expires 1-20-85 Notary Public Jeanette S. Cooper

NOTARY PUBLIC COOPER TENNESSEE DAVIDSON COUNTY

This instrument was prepared by:

Richard R. Sayers, Attorney	230 Fourth Avenue North, 7th Fl.
Name	Address

WARRANTY DEED

FROM
RONALD G. GRIZZARD
and DEBRA L. GRIZZARD

TO
SANDRA L. BINKLEY

I 21 550

IDENTIFICATION REFERENCE

MAY 11 9 22 AM '84

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

EXHIBIT "A"

Unit No. 76, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, page 320, said Register's Office.

Being the same property conveyed to Ronald G. Grizzard, married, by Warranty Deed from Home Service Corporation, as of record in Book 6080, page 170, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

1. Real estate taxes for 1983 and 1984 which are assumed by Grantee.

2. Limitations and conditions imposed by the "Horizontal Property Act" as set out in Section 64-2701, et seq. of the Tennessee Code Annotated.

3. Terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed and Bylaws for Kingswood, as amended, recorded in Book 6058, page 320, said Register's Office, including the plat recorded in Book 5200, page 520, said Register's Office.

4. Restrictive covenants contained in deed from Airdrie Land Company to Alfred I. Roehm, dated July 18, 1932, filed July 25, 1932, of record in Book 909, page 48, said Register's Office.

5. Restrictive covenants contained in deed from Airdrie Land Company to Alfred I. Roehm and wife, dated April 9, 1934, filed April 26, 1934, and recorded in Book 919, page 393, said Register's Office.

6. Restrictive covenants contained in deed from Airdrie Land Company to Nashville Trust Company, dated March 5, 1934, filed March 29, 1934, and recorded in Book 928, page 752, as amended by instrument dated February 17, 1937, filed February 24, 1937, and recorded in Book 1001, page 539, said Register's Office.

7. Restrictive covenants contained in deed from Nashville Trust Company to F. T. Read and wife, dated September 5, 1934, filed September 8, 1934, and recorded in Book 946, page 252, said Register's Office.

8. Restrictive covenants contained in deed from Nashville Trust Company to W. R. Richards, dated September 4, 1934, filed September 11, 1934, and recorded in Book 919, page 628, said Register's Office, which are the same as in Book 946, page 252, said Register's Office.

9. Restrictive covenants contained in deed from Alfred I. Roehm and wife, to Arthur Crownover, Jr., dated March 26, 1948, filed April 7, 1948, and recorded in Book 1579, page 387, said Register's Office.

10. Restrictive covenants contained in deed from Arthur Crownover, Jr., and wife, to Alfred I. Roehm and wife, dated March 26, 1948, filed April 12, 1948, and recorded in Book 1581, page 55, said Register's Office, which are the same as in Book 1579, page 387, said Register's Office.

11. The Plan of record in Book 5200, page 233, said Register's Office, as corrected by Surveyors Certificate of Correction, of record in Book 5565, page 424, said Register's Office, shows an Owner's Certificate, certain public utility and sewer easements, to which plat reference is here made for the location and dimensions.

12. Easements for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee by Nash-

ville Boy's Club, Inc., across premises, as set out in Book 3645, page 9; Book 3822, page 25; Book 4259, page 977; and Book 4260,page 332, said Register's Office.

13. Lease Agreement dated April 24, 1979, by and between Solon Automated Service and Kingswood Kastle Apartments, of record in Book 5585, page 985, said Register's Office, and Bill of Sale, of record in Book 5585, page 989, said Register's Office.

14. Any lien or other obligation to pay assessments for prorated expenses of administration and of maintenance and repair of the common elements, general and limited, of the building and any other expenses lawfully agreed upon and to pay the proportionate cost whenever it shall be proper to proceed with reconstruction of the building in case of fire or other disaster and where the insurance indemnity is insufficient to cover the cost of such reconstruction as set out in said Master Deed, as amended, of record in Book 6058, page 320, said Register's Office.

15. Deed of Trust executed by Home Service Corporation to Mark H. Westlake, Trustee, of record in Book 5826, page 281, said Register's Office, to secure a note dated November 1, 1981, in the amount of $850,000.00, subject to terms and conditions therein.

16. Deed of Trust executed by Marion Thurman and Eva Thurman to Franklin G. Clark, Trustee, of record in Book 4597, page 475, corrected in Book 4634, page 166, said Register's Office, dated April 28, 1972, to secure Third National Bank in Nashville, Tennessee, and Massachusetts Mutual Life Insurance Company an indebtedness in the amount of $1,050,000.00 and any other sums which may be and become payable under the terms thereof, including but not limited to principal, interest and service fee.

17. Financing statement in favor of Third National Bank as secured party of record in Book 4597, page 486, said Register's Office, and continuation statement of record in Book 5136, page 207, said Register's Office, as further security for the Deed of Trust in item 16 above.

18. Items 15 and 16 above appear of record and therefore are disclosed herein. However, as a special guarantee, the policy, when issued, will insure against loss or damage by reason of the enforcement or attempted enforcement of such documents.

19. Deed of Trust executed by Ronald G. Grizzard and Debra L. Grizzard to Thomas C. Scott, Trustee, of record in Book 6080, page 173, said Register's Office, to secure to Home Service Corporation a note dated June 13, 1983, in the original principal amount of $29,950.00, payable according to the terms contained therein.

20. The Deed of trust executed by Ronald G. Grizzard and Debra L. Grizzard to Thomas C. Scott, Trustee, of record in Book 6080, page 173, Register's Office for Davidson County, Tennessee, to secure to Home Service Corporation a note dated June 13, 1983, which Deed of Trust was assigned to Valley Federal Savings and Loan Association by instrument of record in Book 6142, page 353, said Register's Office is assigned to Sandra F. Binkley by that Assumption Agreement with Release, dated February 7, 1984, of record in Book _____, page _____, said Register's Office.

Debra L. Grizzard joins in the execution of this agreement solely for the purpose of conveying any interest which she may have in and to the foregoing property.

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

RECEIVED OF _____

FOR _____

BOOK 6290 PAGE 212

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

30600.01- CAMT.
79.50 CSTAX
.50 PRFEE
18.00 MDEED
CHECK 98.06-
5850AC5/11/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 1 5 5 0

IDENTIF. REFERENCE

MAY 11 9 22 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 35387