B#30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Subscribed and sworn to before me, this the 26th day of June 19 84

My commission expires: Nov. 1, 1987 (Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
RONALD E. KEMP, TRUSTEE	KISLAK ORGANIZATION
110 Lyle Ave	1101 Brickell Avenue
STREET ADDRESS	STREET ADDRESS
Nashville, Tn 37203	Miami, Florida 33131
CITY STATE ZIP	CITY STATE ZIP

BOOK 6325 PAGE 538

MAP NO. 83 6 PARCEL NO. 106

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, HOMER C. BINKLEY and DELORES GARDNER, formerly known as Delores J. Binkley, joined by her present husband, CHARLES GARDNER HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO RONALD E. KEMP, Trustee

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of BEAUMONT PLACE as of record in Book 332, page 38, Register's Office for said County.

Said Lot No. 56 fronts 50 feet on the easterly side of Chepel Avenue formerly Hunter or Lindsley Avenue, and runs back 164 feet, 3 inches on the southerly line and 171 feet, 5 inches on the northerly line to an alley and shows 50 feet, 5 inches on said alley.

Being the same property conveyed to Homer C. Binkley and wife, Delores J. Binkley, by deed from V. E. Cantrell and wife, Jimmie V. Cantrell, of record in Book 4623, page 47, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1984 and subsequent years, and Deed of Trust executed by the Grantors in favor of The Kislak Organization, of record in Book 4623, page 49, Register's Office for Davidson County, Tennessee. The grantee further hereby assumes the obligations of Homer C. Binkley under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

I 32684
T IDENTIF. REFERENCE
JUN 28 11 19 AM '84
FELIX A. JACKSON II REGISTER
DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 218 Chapel Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEE S, 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 hand s this 26th day of June 19 84

Homer C. Binkley

Delores Gardner

Charles Gardner

CHECK

9197

State of Tennessee
County of Davidson

BOOK 6326 PAGE 539

On this 26th day of June, 19 84, before me personally appeared HOMER C. BINKLEY, and DELORES GARDNER, joined by her husband, CHARLES GARDNER to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Nov. 1, 1987

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19 _____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6326 PAGE 540

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
			25000.00-	CAMT.
			65.00	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	71.50-
9197A	06/28/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 32684

IDENTIF. REFERENCE

JUN 28 11 14 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0048396