6890

This Instrument Prepared By:
DAVID B. HERBERT
Ortale, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 6890 PAGE 78

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
091-07-293	Steve Webb & Helen Binkley	Atlantic Coast Mortgage Co. 3975 University Drive Fairfax, Va 22030
FIELD BOOK NUMBER(S) 12W-14380	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 5216 Michigan Avenue	LOAN OR ACCOUNT NO. 12456 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN
JUN 18 10 01 AM '86

IDENTIFICATION REFERENCE 11625

DANNY JOE HODGES and wife, CONNIE HODGES

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto STEVE WEBB and HELEN BINKLEY, as Tenants in Common

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a portion of what was formerly 53rd Avenue, North, the same having been closed, vacated and abandoned by Metropolitan Council Bill #75-1262, of record in Book 4929, page 917.

Said property fronts 50.0 feet on the northerly margin of Michigan Avenue and extends back between parallel lines 150 feet along the easterly margin of Lot 1201 of Block No. 181 on the Plan of West Nashville, as of record in Book 57, page 75, to a line in the rear on the southerly margin of an alley and measuring 50.0 feet thereon.

Being the same property conveyed to Danny Joe Hodges and wife, Connie Hodges, by Quitclaim deed from Doris L. Hodges, as of record in Book 5456, page 609.

This conveyance is made subject to any and all zoning regulations, building restrictions, and setback lines, if any, and easements and rights of way for public utiliites applicable to this property.

William Howard Hodges joins in this conveyance to convey any right title and interest he may have in and to the above described property at the time of the conveyance of record in Book 5456, page 609. The said William Howard Hodges being the husband of Doris L. Hodges.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1986 taxes, which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 16th day of June, 19 86

William Howard Hodges

Danny Joe Hodges

Connie Hodges

BOOK 689 PAGE 79

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Danny Joe Hodges and wife Connie Hodges 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, the 16 day of June, 1986.

My commission expires: 7-9-89

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named William Howard Hodges the bargainor(s), 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 Nashville, Tennessee, this, the 16th day of June, 19 86.

My commission expires: 7-9-89

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16 DAY OF June, 1986

MY COMMISSION EXPIRES: 7-9-89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

DANNY JOE HODGES

TO

STEVE WEBB AND HELEN BINKLEY

ORTALE, KELLEY, HERBERT & CRAWFORD

Nashville, Tennessee

Exp 36

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 6890 PAGE 80

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

55000.00- CAMT.
143.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 149.50-
6764A06/18/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11625

IDENTIFICATION REFERENCE

JUN 18 10 01 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 260314