BOOK 6894 PAGE 849 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,500.00

William A. Binns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 1986.

Notary Public

MY COMMISSION EXPIRES: April 29, 1987
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Nella Schneider Hunt, Attorney, Attorneys Title Company, Inc. 222 Third Avenue, N.
NAME ADDRESS Nashville, TN

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM A. BINNS (NAME)	WILLIAM A. BINNS (NAME)	83-12-80
2605 Brittany Court (STREET ADDRESS OR ROUTE NUMBER)	2605 Brittany Court (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	

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, Michael Roy Warren and wife, Kathy Marie Warren

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William A. Binns and wife, Bridgett R. Binns

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. 167 on the Plan of Eastland Acres, Section 3, of record in Book 2331, page 41, said Register's Office.

Said Lot No. 167 fronts 83 feet on the easterly side of Brittany Court and runs back 174.4 feet on the northerly line and 176.1 feet on the southerly line to a dead line in the rear on which it measures 83 feet thereon.

Being the same property conveyed to Michael Roy Warren and wife, Kathy Marie Warren by deed from Sam J. Warren and wife, Anna May Warren, of record in Book 6569, page 705, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Restrictive covenants of record in Book 2438, page 176, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 2331, page 41, said Register's Office, shows an Owner's Certificate, a 40 foot minimum building setback line from Brittany Court and a 10 foot public utility easement on rear lot line.

This is improved (X) unimproved ( ) property, known as 2605 Brittany Court (House Number) (Street) Nashville, Tennessee (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 20th day of June, 1986

Michael Roy Warren
MICHAEL ROY WARREN

Kathy Marie Warren
KATHY MARIE WARREN

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Roy Warren and wife, Kathy Marie Warren

the bargainor__s__, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of June, 19 86.

Commission Expires 7-18-87

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
MICHAEL ROY WARREN AND WIFE,
KATHY MARIE WARREN

TO
WILLIAM A. BINNS AND WIFE,
BRIDGETT R. BINNS

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

13285

IDENTIFICATION REFERENCE

JUN 23 2 42 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			54500.00- CAMT.	
			141.70 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 148.20-	
8752A	06/23/86		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1328 6

IDENTIF. REFERENCE

JUN 23 2 42 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 262263