BOOK 6974 PAGE 194 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF Sept 19 86

Notary Public

MY COMMISSION EXPIRES: 11-30-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dewey Pedigo, Jr., Attorney, 301 Stahlman Building, Nashville, Tennessee, 37201
The Name & Address NAME — The Name and Address ADDRESS

Property Owner(s) AS FOLLOWS:	of Mortgagee:	MAP-PARCEL NUMBERS
B. L. C. Investments (NAME)	Commerce Union Bank (NAME)	87-7
P.O. Box 415 (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	213.1
Old Hickory Tn. 37138 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee. 37219 (CITY) (STATE) (ZIP)	2DW-14080

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, I, JOHN M. BINKLEY, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B. L. C. INVESTMENTS, a partnership

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. 84 in Harris' Addition to Edgefield now East Nashville, of record in Book 21, page 100, Register's Office for Davidson, Tennessee.

Said Lot No. 84 fronts 50 feet on the westerly side of North 2nd Street and runs back between parallel lines to an alley.

Being the same property conveyed to John M. Binkley, unmarried by deed from William B. Putman, unmarried of record in Book 6498, page 98, Register's Office for said County.

As part of the consideration herein the grantee assumes the unpaid principal indebtedness as secured by a Deed of Trust of record in Book 6498, page 101, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

40442

IDENTIFICATION REFERENCE

SEP 10 9 45 AM '86

FELIX Z. MILLER JR. REGISTER DAVIDSON COUNTY, TN

09/10/86 15:51 CHECK

This is improved ( ) unimproved ( ) property, known as 602 North 2nd Avenue North, Nashville, Tennessee. 37207
(House Number) (Street) (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 my hand this 8th day of Sept, 1986

X John M. Binkley

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Odell Binkley Jr, a Notary Public in and for said County and State, the within named John M. Binkley

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

Witness my hand and official seal at Hermitage, Tennessee, this 5th day of Sept., 1986.

Odell Binkley Jr. Notary Public

Commission Expires 11-30-88.

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

JOHN M. BINKLEY

TO

B. L. C. INVESTMENTS, A PARTNERSHIP

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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

35000.00 CAMT.
98.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 104.50
0072A09/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40442

IDENTIFICATION REFERENCE

SEP 10 9 45 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 292931