BOOK 7354 PAGE 604

FORM No WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

Gerald R. Leffler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF AUGUST 19 87

Carolyn Duffo
Notary Public

MY COMMISSION EXPIRES: 3/8/87

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
EAST END TITLE & ESCROW, INC. – 405 Two Mile Pike – Goodlettsville, Tennessee 37072

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	MAP-PARCEL NUMBERS
GERALD R. LEFFLER	NONE	MAP 83-1
(NAME)	(NAME)	
943 W. SHARPE		PARCEL 57
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN		
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, RAY K. BINNION AND WIFE, MARY M. BINNION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GERALD R. LEFFLER AND WIFE, SANDRA G. LEFFLER

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 the easterly 44 feet front and 49 feet rear of Lot No. 1 on the map showing W.T. Wood's Subdivision of the east part of his lands on Sharpe Avenue, as of record in Book 843, Page 38, Register's Office for said County, and described according to a survey made by Erle Drake, County Surveyor, November 28, 1934, as follows: Beginning on the northerly margin of West Sharpe Avenue at a point 751 feet east of the easterly margin of McFerrin Avenue said point being 1 foot east of the common corner of Lots Nos. 1 and 2 on said plan; thence northwardly and parallel with the line between Lots Nos. 1 and 2, 155 feet to the southerly margin of an alley; thence with said alley eastwardly 49 feet; thence southwardly 155 feet to the northerly margin of West Sharpe Avenue; thence with the same westwardly 44 feet to the beginning.

Being the same property conveyed to Ray K. Binnion and wife, Mary M. Binnion by deed of record in Book 5763, page 42, Register's Office for Davidson County, Tennessee.

6590 8.

IDENTIFICATION

SEP 11 5 51 PM 87

DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 943 (House Number) West Sharpe Avenue, (Street) Nashville, TN (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 heir 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 covey 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 18 day of AUGUST 19 87

Ray K. Binnion

Mary M. Binnion

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RAY K. BINNION AND WIFE, MARY M. BINNION

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 GOODLETTSVILLE, Tennessee, this 18 day of AUGUST 19 87.

Commission expires 3/8/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			38000.00- CAMT.	
			106.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 112.90-	
3401A	09/17/87	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 5 9 0 8.

IDENTIFICATION REFERENCE

SEP 17 9 52 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 17053