BOOK 7713 PAGE 55

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 59,578.02

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF November, 19 88

Notary Public

MY COMMISSION EXPIRES: 5-8-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard D. Binion (NAME)	Sunshine Mortgage (NAME)	MAP 150-7
3373 Oak Trees Court (ADDRESS)	1415 B. Barclay Circle (ADDRESS)	PARCEL 521
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Marietta, GA 30060 (CITY) (STATE) (ZIP)	2D-75134

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, Ronnie E. Nease, Jr. and wife, Regina L. Nease

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard D. Binion, unmarried

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.

Being Lot No. 66B of the Zone Lot Division of Lot Nos. 62, 63, 65 and 66, of Lakeshore Woods, Section 3, of record in Plat Book 6250, page 730, amending Plat Book 5200, page 621, Register's Office for Davidson County Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ronnie E. Nease, Jr. and wife, Regina L. Nease by deed from Jimmy Dunn and wife, Joyce P. Dunn of record in Book 7460, page 142, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Book 6250, Page 730, Book 6230, Page 385, Book 6063, page 351, and Book 6112, Page 546, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Ronnie E. Nease, Jr. and wife, Regina L. Nease and Jimmy Dunn and wife, Joyce P. Dunn, to Tim N. Taylor, Trustee, for Capitol Mortgage Corporation dated March 14, 1986, and filed for record in Book 6809, Page 55, Register's Office for said County, with a present unpaid principal balance of approximately $57,178.02, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees.

unimproved ( )
This is improved (X) property, known as 3373 Oak Trees Court, Antioch, TN 37013
(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 our hand S this 28th day of November, 19 88

Ronnie E. Nease, Jr.

Ronnie E. Nease, Jr.

Regina L. Nease

Regina L. Nease

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7713 PAGE 56

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronnie E. Nease, Jr. and wife, Regina L. Nease

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 28th day of November, 19 88.

Commission expires 5-8-91

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

8 8 7 9 4

IDENTIFICATION REFERENCE

Nov 29 9 05 AM '88

FILED J. WILSON REGISTER DAVIDSON COUNTY, TN

1577 11/29 0101 03CHECK 203.18

WARRANTY DEED

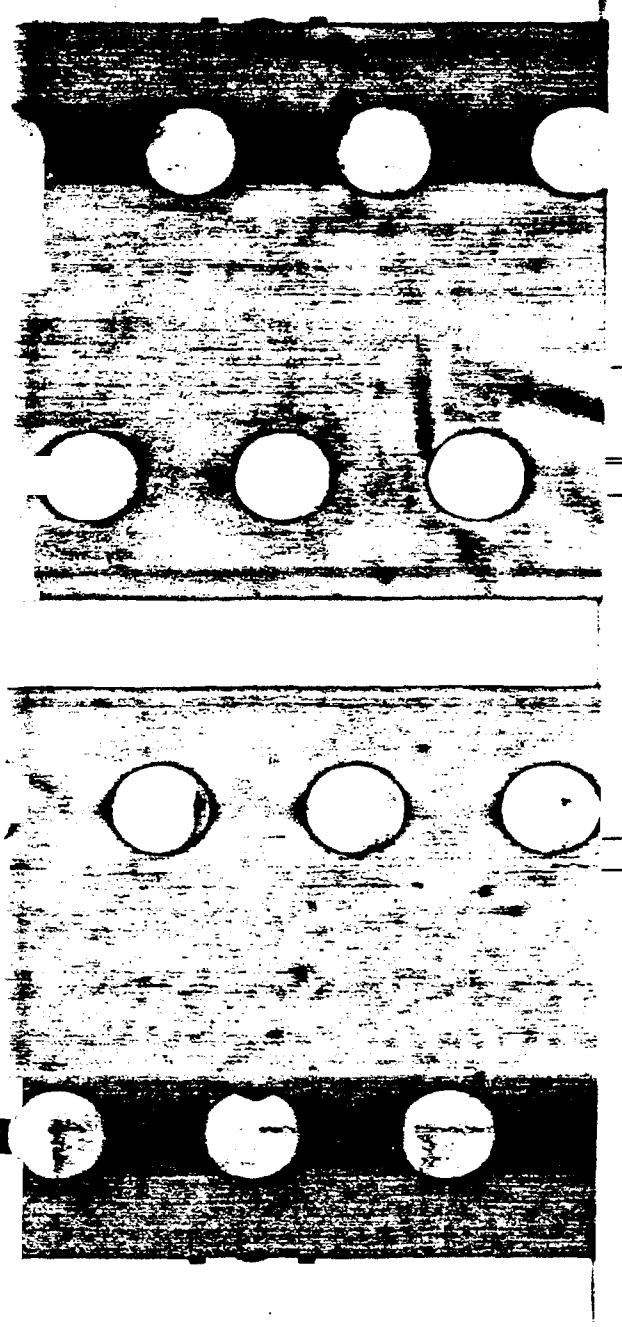
FROM
Ronnie E. Nease, Jr. and wife, Regina L. Nease

TO
Richard D. Blinton

RETURN TO:

CUMBERLAND TITLE COMPANY
☒ 25 Century Blvd. - Suite 405 Nashville, Tennessee 37214
☐ 111 W. College Street Murfreesboro, Tennessee 37130
☐ 719 N. Second Street Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY-AT-LAW



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

RECEIVED OF _____

FOR _____

BOOK 7713 PAGE 57

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

CAMT	59578.02
CON TX	196.68
PRFEE	0.50
WDEED	6.00
TOTAL	203.18
CHECK	203.18

11/29/88 01 09:09 0001 1577

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.8 7.9 4.

IDENTIFICATION REFERENCE

Nov 29 9 05 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY

No. 158090