WARRANTY DEED

File Book 6

BOOK 7923 PAGE 752

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kenneth Wayne Binkley & wife Belinda Ann Binkley	Sovran Mortgage Corporation (NAME)	Map 72-10
1026 Dozier Place (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 26388 (STREET ADDRESS)	Parcel 55
Nashville Tn. 37216 (CITY) (STATE) (P.O ZIP)	Richmond, VA 23260-6388 (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,~~ I, Homer H. Hamilton, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth Wayne Binkley and wife, Belinda Ann Binkley

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, Davidson STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 9 and the southwesterly triangular part of Lot No. 36 on the Map of Dozier Place, as of record in Book 974, page 51, Register's Office for said County.

Said Lot No. 9 and part of Lot No. 36 front together 53.3 feet on the southerly side of Dozier Avenue and extends back 165.1 feet on the westerly line and 169 feet more or less on the easterly line to a dead line, measuring 48 feet more or less thereon.

Being the same property conveyed to Homer H. Hamilton by deed from Russell A. Steward and wife, Virginia Steward, of record in Book 4969, page 779, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1989 Metropolitan Government taxes.

2. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 4236, page 795, said Register's Office.

62803

IDENTIFICATION REFERENCE

SEP 1 9 54 AM '89

FILED & RECORDED
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 1026 Dozier Place, Nashville, Tennessee 37216
(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, 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 successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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 31st day of August ,19 89

Homer H. Hamilton

Homer H. Hamilton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 7928 PAGE 753

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Homer H. Hamilton, the bargainor 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 31st day of August, 19 89.

Commission Expires: 11-24-93

Notary Public

STATE OF _____)
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, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 _____ day of _____, 19____.

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM

Homer H. Hamilton, an unmarried person

TO

Kenneth Wayne Binkley and wife, Belinda Ann Binkley

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

0801 09/01 0101 03CHECK 139.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 40,000.00

Kenneth Wayne Binkley

Subscribed and sworn to before me this 31st day of August, 1989.

My Commission Expires: 11-24-93

Notary Public

THIS INSTRUMENT PREPARED BY:



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7928 PAGE 754

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

CAMT 40000.00
CON TX 132.00
PRFEE 1.00
WDEED 6.00
TOTAL 139.00
CHECK 139.00

09/01/89 01 09:55 0001 0801

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62603

IDENTIFT REFERENCE

SEP 1 9 54 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244837