BOOK 7986 PAGE 54 Box 53

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,500.00

James David Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13 DAY OF NOVEMBER, 19 89

Carole Lee
Notary Public

MY COMMISSION EXPIRES: 1/23/93

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
JAMES DAVID CARTER	SAME	MAP 94-2
(NAME)	(NAME)	
908 Taywood Court		PARCEL 137
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138		
(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 JAMES DAVID CARTER AND WIFE, POLLY ANN CARTER

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. 70 in the United Electric Railway's Addition to Nashville, a plan of which is of record in Book 161, page 8, Register's Office for said County, described as follows:

Said Lot No. 70 fronts 50 feet on the southerly side of Electric Avenue and run back between parallel lines with the westerly margin of South 19th Street 150 feet to an alley.

Being a portion of the same property conveyed to Ray K. Binnion and wife, Mary M. Binnion, by deed of record in Book 5553, page 438, Register's Office for Davidson County, Tennessee.

8 2 8 0 5

IDENTIF. TREFERENCE

Nov 17 9 11 AM '89

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

5236 11/17 0101 03CHECK 143.95

Lot No. 70 is improved and known as 1810 Electric Avenue, Nashville, TN and 804 South 19th Street, Nashville, TN
Consideration $41,500.00

This is improved (XX) unimproved ( ) property, known as _____
(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 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 13 day of November, 19 89

Ray K. Binnion
RAY K. BINNION

Mary M. Binnion
MARY M. BINNION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned BOOK 7986 PAGE 55 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 13 day of NOVEMBER 19 89

Commission expires 1/23/93

Carolyn Dreffs
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 (their several oaths) acknowledged (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
				CAMT 41500.00
				CON TX 136.95
				PRFEE 1.00
				WDEED 6.00
				TOTAL 143.95
				CHECK 143.95
11/17/89	01		09:09 0001	5286

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 2 8 0 5

IDENTIF. REFERENCE

Nov 17 9 11 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 268106