Bk 53

BOOK 8333 PAGE 589

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,500.00

Charles G. McCormick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April 19 91

Notary Public

MY COMMISSION EXPIRES March 26, 1994
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, GOODLETTSVILLE, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| CHARLES G. McCORMICK (NAME) | SAME (NAME) | MAP 52-01 |
| 161 HARRINGTON AVENUE (ADDRESS) | (ADDRESS) | PARCELS |
| MADISON, TN 37115 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 68 & 69 |

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 CHARLES G. McCORMICK and wife, BEULAH McCORMICK

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:

TRACT NO. ONE:
Being Lot No. 1 of Block "B" on the Map of Crittenden Estates, as of record in Book 974, page 69, Register's Office for Davidson County, Tennessee, and the easterly 25 feet of the abandoned Brooks Avenue as set forth by order of the Metropolitan Planning Commission, Bill No. 088-493, more particularly described as follows: BEGINNING on the northerly margin of Harrington Avenue at the corner of Lots Nos. 1 and 2; thence with the line between said two lots, northwardly 128 feet to the southeast corner of Lot No. 40; thence westwardly 75 feet to a point; thence southwardly 128 feet to the northerly margin of Harrington Avenue; thence with the same, eastwardly 75 feet to the beginning.

TRACT NO. TWO:
Being Lot No. 2 of Block "B" on the Map of Crittenden Estates as of record in Book 974, page 69, Register's Office for Davidson County, Tennessee.
Said Lot No. 2 fronts 50 feet on the northerly side of Harrington Avenue and runs back 128 feet on the westerly line and 135 feet on the easterly line to a dead line in the rear measuring 50 feet, more or less.

Being the same property conveyed to Ray K. Binnion by deed of record in Book 8311, page 680, Register's Office for Davidson County, Tennessee.

Mary M. Binnion joins in this conveyance for the purpose of conveying any right, title or interest, which she may have, marital or otherwise, in and to subject property.

This is improved ( XX ) unimproved ( ) property, known as 161 HARRINGTON AVENUE, MADISON, TN 37115
(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 18th day of April, 19 91

Mary M. Binnion
MARY M. BINNION

Ray K. Binnion
RAY K. BINNION


DCTN01W 12/88
First Data Systems, Inc.
1-800-626-5427

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STATE OF TENNESSEE
COUNTY OF Davidson

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 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 GOODLETTSVILLE, Tennessee, this 18th day of April 19 91

Commission expires March 26, 1994

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

0 7 9 1 0

IDENTIF. REFERENCE

APR 13 1 26 PM '91

DAVIDSON COUNTY

WARRANTY DEED

FROM

TO

RETURN TO:

530.0 04/19 0101 03CHECK 153.85



**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 |
|---|---|---|---|---|

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

| | |
|---|---|
| DAMT | 44500.00 |
| CON TX | 146.85 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 153.85 |
| CHECK | 153.85 |

04/19/91 01 10:25 0001 6360

07911

IDENTIF. REFERENCE

APR 19 10 25 AM '91

DAVIDSON COUNTY

**No. 414391**