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STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,500.00

Ray K. Binnion
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF May 19 92

Notary Public

MY COMMISSION EXPIRES 7/23/94
(AFFIX SEAL)

Return To: **THIS INSTRUMENT WAS PREPARED BY**

Greater Nashville Title & Closing Company 223 Madison St., S. 106 Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ray K. Binnion	Same as New Owner	42-15-60
(NAME) **813 Evergreen Trail**	(NAME)	
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(CITY) (STATE) (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, ~~XWX~~ I, Thomas W. Smith **and wife, Linda Smith**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ray K. Binnion

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, near the City of Nashville, being Lots Nos. 160, 161, 162, and 163, of Block "B" on the Map of Marthonna, not of record, described according to a copy of a survey thereof made by J. A. Mefford, Surveyor, in December, 1937, as follows:

Beginning at a point in the Westerly margin of Ezell Road at the corner of Lots 159 and 160; thence with the line between said lots North 86 degrees 2 min. West 422.5 feet to the corner of said Lots and of Lots Nos. 78 and 79 of Block "B"; thence North 2 degrees 58 min. East 100 feet to the corner of Lots Nos. 163 and 164 and of 74 and 75 of Block "B"; thence with the line between Lots Nos. 163 and 164 South 86 degrees 2 min. East 422.5 feet to the West margin of Ezell Road East; thence with the margin of same South 2 degrees 58 min. West 100 feet to the beginning.

Being the same property conveyed to Thomas W. Smith and wife, Evelyn P. Smith by deed from J. C. Thompson and wife, Myrtle E. Thompson, of record in Book 1785, Page 221, Register's office for Davidson County, Tennessee.

The said Evelyn P. Smith having since died **and Thomas W. Smith having since married Linda Smith.**

3590 05/05 0101 03CHECK 186.45

unimproved ( )
This is improved (X) property, known as 320 East Marthonna Rd. 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 hands this 4th day of May 19 92

Thomas W. Smith

Thomas W. Smith

Linda Smith

Linda Smith

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Thomas W. Smith and wife, Linda Smith

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 Madison, Tennessee this 4th day of May, 92

Commission expires 7/23/94

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

07494

IDENTIFICATION REFERENCE

MAY 5 10 09 AM '92

RICHARD Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

WARRANTY DEED

FROM:

Thomas W. Smith and wife,
Linda Smith

TO:

Ray K. Binnion

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

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DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	48500.00
CON TX	179.45
PRFEE	1.00
WDEED	6.00
TOTAL	186.45
CHECK	186.45

05/05/92 01 10:09 0001 3590

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07494

IDENTIFT REFERENCE

MAY 5 10 09 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 527859