BOOK 8820 PAGE 465

STATE OF TENNESSEE
COUNTY OF DAVIDSON FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December 19 92

Notary Public

MY COMMISSION EXPIRES: 7-23-94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JACK CASE WILSON, ATTORNEY AT LAW

1187 Vultee Boulevard, Nashville, TN 37217 111 West College Street, Murfreesboro, TN 37130 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tammy L. Phillips (NAME)	same (NAME)	MAP 91-15
4705 Nevada Avenue (ADDRESS)	(ADDRESS)	PARCEL 357
Nashville, Tennessee 37209 (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, WE, Alma Cathy Kelley and husband, John Kelley, Sandra F. Stahr and husband, Steve Stahr, Tammy L. Phillips and husband, Jack Phillips, the only heirs at Law of * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tammy L. Phillips, married

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 606 of Block No. 28 on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, said Register's Office.

Said Lot No. 606 fronts 50 feet on the Southerly side of Neveda formerly Third Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed Claude W. Binkley and wife, Linda F. Binkley by deed of record in Book 4899, page 259, said Register's Office. Said parties having divorced in Divorce Decree of record in Book 7846, page 100. Said Decree porporting to divest property from Linda F. Binkley to Claude W. Binkley, the said Claude W. Binkley now being deceased. For further source of title from Linda F. Binkley to the current grantors of record in Book 5220, page 463 said Register's Office. The said Grantors being the only Heirs at Law of Claude W. Binkley also known as Claude Wilmar Binkley.

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

7.5 9.4 4

IDENTIFICATION REFERENCE

Dec 22 8 49 AM '92

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 4705 Nevada Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*Claude W. Binkley.

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 3rd day of December 19 92

x Alma Cathy Kelley
Alma Cathy Kelley

x Tammy L. Phillips
Tammy L. Phillips

x Jack Phillips
Jack Phillips

x Sandra F. Stahr
Sandra F. Stahr

x Steve Stahr
Steve Stahr

x John Kelley
John Kelley

BOOK 8820 PAGE 466

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 Alma Cathy Kelley and husband, John Kelley, Sandra F. Stahr and husband, Steve Stahr, Tammy L. Phillips and husband, Jack Phillips, the only heirs at Law of Claude W. Binkley,

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 3rd day of December, 19 92.

Commission expires 1-22-94

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

RETURN TO:
CUMBERLAND TITLE COMPANY

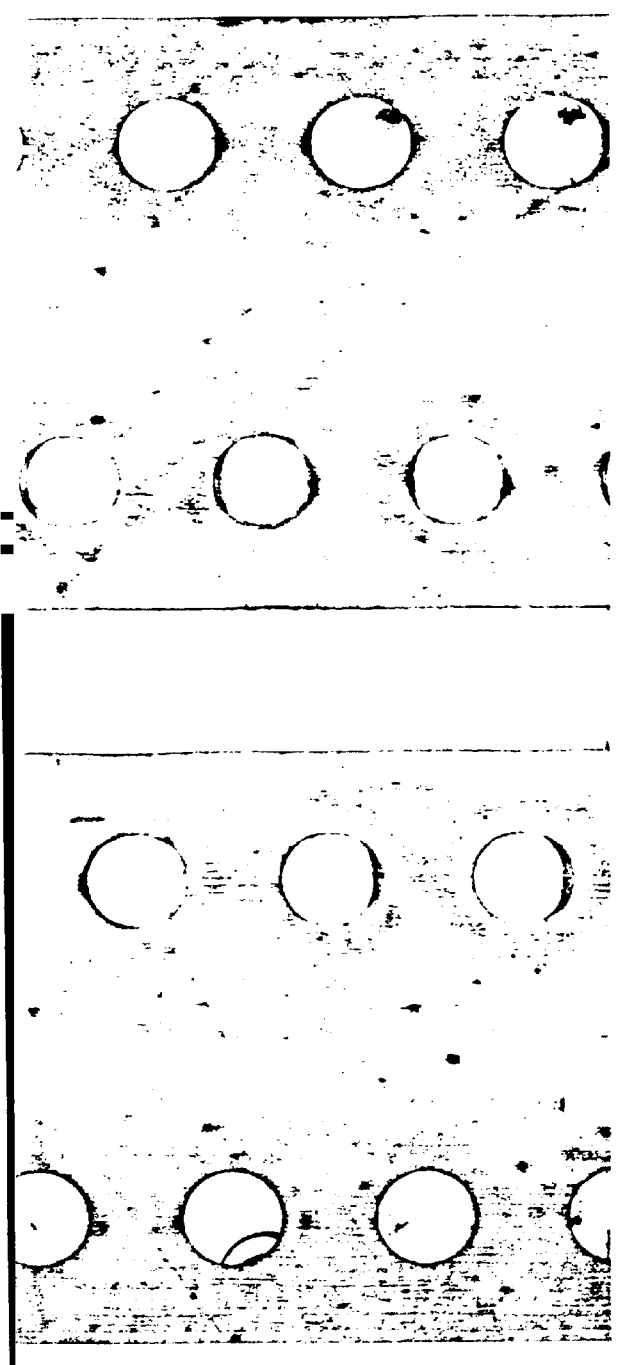
[X] 1187 Vultee Boulevard
Nashville, Tennessee 37217

[ ] 111 W. College Street
Murfreesboro, Tennessee 37130

[ ] 245 Dover Road
Clarksville, Tennessee 37040

JACK CASE WILSON
ATTORNEY - AT - LAW

4223 12/22 0101 03CHECK
19.90



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8820 PAGE 467

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	57000.00
			CON TX	210.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	219.90
			CHECK	219.90
12/22/92	01		08:38 0001	4223

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 5 9 4 4

IDENTIFICATION REFERENCE

Dec 22 8 40 AM 92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 603378