BOOK 9226 PAGE 408 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January 1994

Notary Public

MY COMMISSION EXPIRES: 1-23-94

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DAVID VINCENT, ATTORNEY, 906 STAHLMAN BUILDING, NASHVILLE, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP, PARCEL NUMBERS
Charles E. Binkley	NO MORTGAGE ESCROW	Map 81-7
c/o Otey's Real Estate (NAME) Suite 205	(NAME) SEND TAX BILLS TO:	Parcel 227
(STREET ADDRESS OR ROUTE NUMBER) 2701 Jefferson Street	(STREET ADDRESS) SAME	
Nashville, Tennessee 37208 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

mail

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 Ann Guess, a widow,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Binkley,

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. 44 on the Plan of William M. Butler's Addition to Nashville as of record in Book 57, page 98.

Said Lot No. 44 fronts 50 feet on the east side of Sixteenth Avenue North, and runs back between parallel lines 146 feet to an alley.

Being the same property conveyed to Ann Guess, a widow, by deed from Bertha Luttrell of record in Book 4355, page 729, Register's Office for Davidson County, Tennessee.

09695
IDENTIF. & REFERENCE

94 JAN 21 PM 12:41
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1896 01/21 0101 03CHECK 46.00

This is unimproved ( ) improved ( ) property, known as 1810 (House Number) 16th Avenue, North (Street) Nashville, Tennessee 38208 (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 my hand this 20th day of January, 1994

Ann Guess

ANN GUESS

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STATE OF TENNESSEE
Davidson County

Personally appeared befcre me, Beverly M. Hobbs, a Notary Public in and for said County and State, the within named Ann Guess

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of January, 1994.

Commission Expires 1-23-94

Beverly M. Hobbs
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM

ANN GUESS, a widow

TO

CHARLES E. BINKLEY

ATTORNEYS TITLE™
A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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 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 10000.00
CON TX 37.00
PRFEE 1.00
WDEED 8.00
TOTAL 46.00
CHECK 46.00

01/21/94 01 12:42 0001 1896

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09695
IDENTIF. ↑ REFERENCE

94 JAN 21 PM 12:42
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 747854