# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,500.00

Sherese C. Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September, 19 94

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: July 27, 1996
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sherese C. Collins (NAME) | Churchill Mortgage Corporation (NAME) | 43-1 |
| 327 Sarver Avenue (ADDRESS) | 761 Old Hickory Blvd., Suite 203 (ADDRESS) | 105 |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | Brentwood, Tn 37027 (CITY) (STATE) (ZIP) | 11D25280 |

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 Sherese C. Collins, unmarried

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:

A certain tract or parcel of land in the Second Civil District of Davidson County, Tennessee, described as Lot No. 1 on the Plan of the Resubdivision of Lot "1" of the W.P. Ready Subdivision of the E. H. Thorton tract, filed for record on May 20, 1994, in Book 8250, page 286, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ray K. Binnion and wife, by deed from Johnny E. Denney and wife, Virginia A. Denney and Eugenia Gayle Denney, unmarried of record in Book 9410, page 911, Register's Office for Davidson County, Tennessee.

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

Mary M. Binnion, spouse of Ray K. Binnion, joins in this instrument to convey any and all rights she may have; especially her marital rights.

89007
IDENTIFICATION REFERENCE

94 SEP -8 AM 10:05
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( X ) property, known as 327 Sarver 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 my hand this 1st day of September 19 94

Ray K. Binnion
Ray K. Binnion

Mary M. Binnion
Mary M. Binnion

BOOK 9459 PAGE 481

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 _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 1st day of September, 19 94.

Commission expires July 27, 1996

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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 _____.

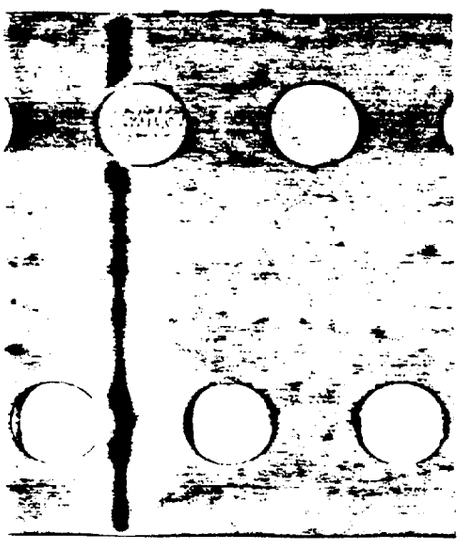
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

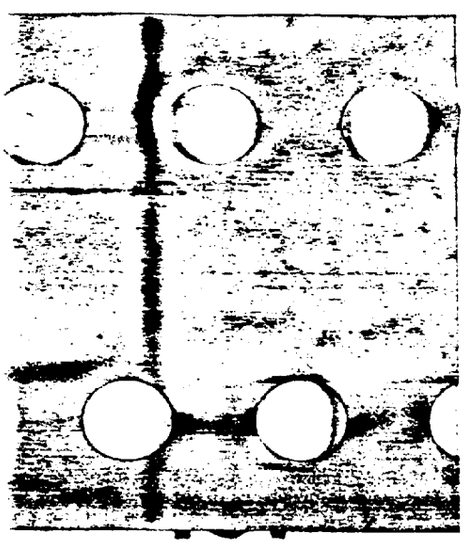
My commission expires _____

_____
Notary Public

5381 09/08 01:01 03CHECK

303.15





**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9459 PAGE 482

| | | |
|---|---|---|
| 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 | 79500.00 |
| | | | CON TX | 294.15 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 303.15 |
| | | | CHECK | 303.15 |
| 09/08/94 | 01 | | 10:03 0001 | 6381 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89007
IDENTIF. ↑ REFERENCE

94 SEP -8 AM 10: 05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 832738