Bx x 53

BOOK 9669 PG 368

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,000.00

Willie D. Binkley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF May 19 95

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie Dabbs Binkley	Same	Map 52-5
(NAME)	(NAME)	
778 Oakdell Avenue		Parcel 29
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, Lonzo S. Steele by and through Gladys Jane York, Attorney in Fact

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willie Dabbs Binkley and Pearl Dabbs Crowell as Joint Tenants with Right of Survivorship

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. 1 of Block "A" on the Plan of the re-subdivision of Power & Roth's Subdivision at Madison, Tennessee, of record in Book 843, page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 87 feet on the easterly side of Oakdell Avenue and runs back between lines, 150 feet on the north line and 151 feet 8 inches on the south line, along the north margin of Madison Boulevard, which is a slight curve, to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Lonzo S. Steele and wife, Evelyn H. Steele by Deed of record in Book 2397, page 567, Register's Office for Davidson County, Tennessee, the said Evelyn H. Steele having since died title now vests solely in Lonzo S. Steele.

Gladys Jane York executes this instrument pursuant to Power of Attorney which is recorded simultaneously herewith.

95 MAY 11 AM 9:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

59665

IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 778 Oakdell 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 10th day of May 19 95

Lonzo S. Steele
Lonzo S. Steele

By: Gladys Jane York Attorney In Fact
Gladys Jane York, Attorney In Fact

BOOK 9669PG369

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

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 Goodlettsville, Tennessee, this day of May 19 95.

Commission expires January 24, 1998

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gladys Jane York, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for Lonzo S. Steele and is authorized by Lonzo S. Steele to execute this instrument on his behalf.

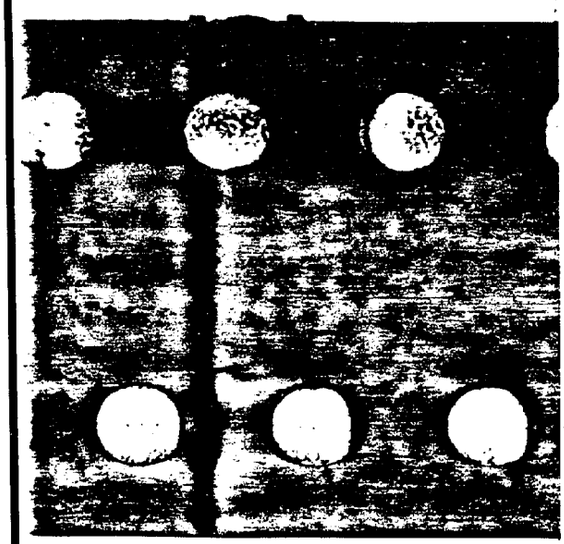
Witness my hand and official seal at office at Madison, Tennessee, on this the 10th day of May, 1995.

Notary Public

My commission expires: January 24, 1998

WARRANTY DEED
FROM
TO
RETURN TO:

9777 05/10 0101 03CHECK 201.40



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

RECEIVED OF _____

FOR _____

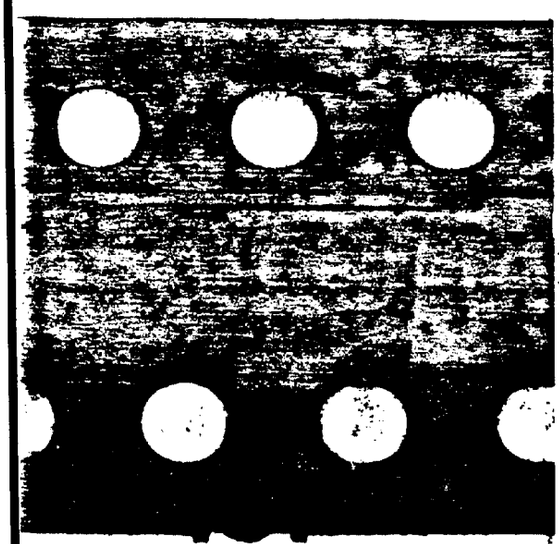
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 52000.00
CON TX 192.40
PRFEE 1.00
MDEED 8.00
TOTAL 201.40
CHECK 201.40

05/10/95 01 21:58 0001 9777



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59665
IDENTIF. # REFERENCE

95 MAY 11 AM 9:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 909167