50-B

after recording - return →

BANKERS TITLE & ESCROW CORPORATION
3310 West End Avenue #Floor 4
NASHVILLE, TENNESSEE 37203
(615) 292-5900

This Instrument Prepared By:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

NEW OWNER(S) ADDRESS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Tom D. Binns & Martha H. Binns	Leader Federal	Map 93-10-A
439 Second Avenue, South	158 Madison Avenue	Parcel 439
Nashville, Tennessee 37210	Memphis, TN 38103	

BOOK 9955 PG 848

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we

HAURY AND SMITH CONTRACTORS, INC.,

have bargained and sold and by these presents do hereby transfer and convey unto the said

Tom D. Binns and wife, Martha H. Binns, as joint tenants with the right of survivorship

GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

UNIT NO. 439 in Howell Park, a Condominium, a Horizontal Property Regime as shown in a plan recorded in Book 6250, page 868, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Howell Park, Condominium Apartments, contained in the Master Deed and By-laws appended thereto, recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

BEING a part of the same property conveyed to Haury and Smith Contractors, Inc., by deed from Metropolitan Development and Housing Agency of record in Book 6521, page 181, Register's Office for Davidson County, Tennessee.

0817 02/23 0101 03CHECK 352.73

THIS CONVEYANCE IS SUBJECT TO:

1. 1996 taxes;
2. Terms and provisions of Master Deed and By-Laws of record in Book 6816, page 411, Register's Office for Davidson County, Tennessee.
3. Plan of record in Book 6250, page 868, said Register's Office, shows an Owner's Certificate and certain notes, easements and setback lines.

This is improved property known as 439 Second Avenue, South, Nashville, Davidson County, Tennessee.

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, except as above set forth. 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, except as set forth above.

Whenever 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 21st day of February, 1996.

HAURY AND SMITH CONTRACTORS, INC.

By: Randall Carey

015040 IDENTIFICATION

96 FEB 23 AM 11:19 FILED DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 9955 PG 849

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Randall Toney, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and, who, upon oath, acknowledged himself to be Chief Financial Officer of HAURY AND SMITH CONTRACTORS, INC., the within named bargainor, a corporation, and that he as such Chief Financial Officer executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 21st, day of February, 1996.

NOTARY PUBLIC

My commission expires: 7/24/99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

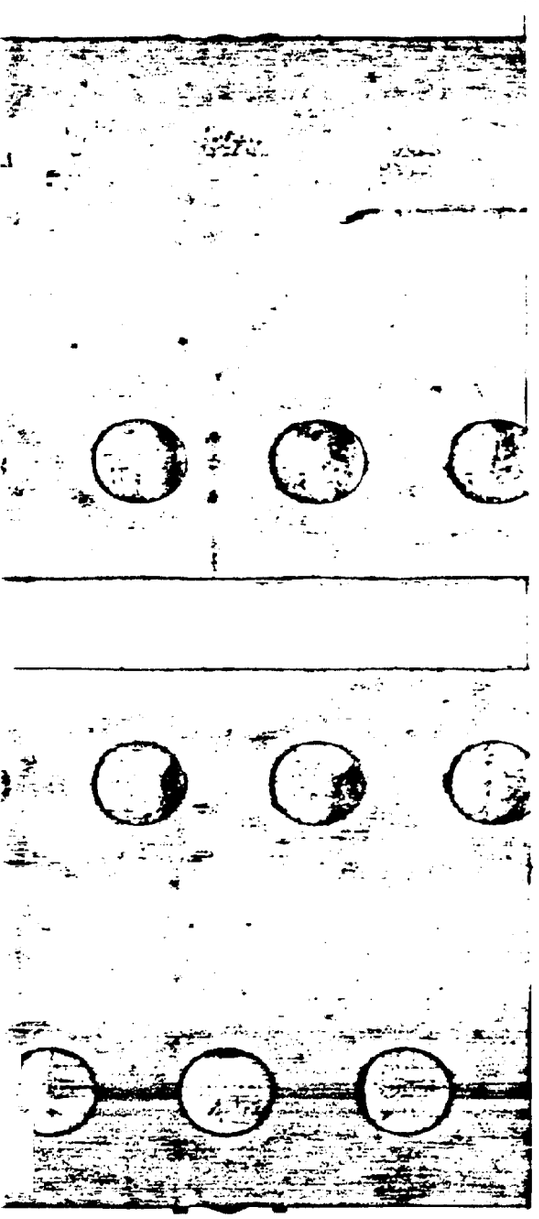
The actual consideration for this transfer or value of property (whichever is greater) is $92,900.00.

Martha H. Burns

Sworn to and subscribed before me this 21 day of February, 1996.

NOTARY PUBLIC

My commission expires: 5-5-99.



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

RECEIVED OF _____

FOR _____

BOOK 9955 PG 850

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WO - 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	92900.00
CON TX	343.73
PRFEE	1.00
WDEED	8.00
TOTAL	352.73
CHECK	352.73

02/23/96 01 11:21 0001 0817

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

015304.0
IDENTIFICATION REFERENCE

96 FEB 23 AM 11:18
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 1008977