Buy
50.00

PREPARED BY:
SERVICE TITLE & ESCROW, INC.
5034 Thoroughbred Lane, Suite A
Brentwood, Tennessee 37027

Return To:
BANKERS TITLE & ESCROW CORPORATION
3310 West End Avenue #Floor 4
NASHVILLE, TENNESSEE 37203
(615) 292-5000

WARRANTY DEED

BOOK 10031 PG 903

ADDRESS NEW OWNERS:	SEND TAX BILLS TO/ AND MORTGAGEE IS:	MAP & PARCEL NOS.
Steven Sylvester	SAME	Map 133
4326 Maxwell Road		Group 2
Antioch, Tn 37013		Parcels 323 & 324

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, Annie Laura Maddin, Mary Binkley Stanford, Billie Putnam Binkley and Frances Evelyn Barker Binkley HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven Sylvester and wife, Sharon Sylvester 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 Nos. 43 and 44 as shown on the Plan of Nolen Heights, of record in Book 332, page 122, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to L. N. Binkley and wife, Daisey Jeannette Binkley, by deed of record in Book 561, page 37, Register's Office for Davidson County, Tennessee (as to Lot 43) and being the same property conveyed to L. N. Binkley, by deed of record in Book 1236, page 21, said Register's Office, (as to Lot 44). Said Daisy Jeannette Binkley having predeceased L.N. Binkley intestate, vesting title as to her interest in her heirs at law, i.e. husband, L. N. Binkley and sons, Frank L. Binkley, James W. Binkley and Norman Binkley, Jr. Lawrence Norman Binkley (L. N.) Binkley devised his interest to Mary Therese Binkley and Annie Laura Binkley subject to a life estate of Marguerite Elizabeth West Binkley, by will of record in Will Book 61, page 339, Probate Court for Davidson County, Tennessee. Said Marguerite Elizabeth West Binkley, having quitclaimed her interest in Book 9896, page 105, said Register's Office. Norman Binkley, Jr., died intestate survived by his wife, Ophelia W. Binkley and brothers James W. Binkley and Frank L. Binkley. Ophelia W. Binkley, quitclaimed her interest to James W. Binkley of record in Book 4064, page 796, said Register's Office. James W. Binkley died testate devising his interest to his wife, Billie Putnam Binkley by will of record in Will Book 98, page 374, Probate Court for Davidson County, Tennessee. Frank Binkley died testate devising his interest to his wife, Frances Evelyn Barker Binkley by Will of record in Will Book 120, page 557, Probate Court for Davidson County, Tennessee.

THIS IS IMPROVED (X) UNIMPROVED ( ) PROPERTY KNOWN AS:

312 McCall Street, Nashville, Tennessee 37211
(HOUSE NUMBER) (STREET) (CITY) (STATE) (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.

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

Witness our hand(s) this the 25th day of April, 19 96.

Annie Laura Maddin
Annie Laura Maddin

Mary Binkley Stanford
BY: Mary Binkley Stanford
Annie Laura Maddin, Attorney-in-fact

Billie Putnam Binkley
BY: Billie Putnam Binkley
Annie Laura Maddin, Attorney-in-fact

Frances Evelyn Barker Binkley
BY: Frances Evelyn Barker Binkley
Annie Laura Maddin, Attorney-in-fact

THIS IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.
FRANCES EVELYN BARKER BINKLEY ARE ONE AND THE SAME AS EVELYN BINKLEY.
BILLIE PUTNAM BINKLEY ARE ONE AND THE AND THE SAME AS BILLIE WEST.

INDIVIDUAL ACKNOWLEDGEMENT

BOOK 10031 PG 904

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Annie Laura Maddin the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 25th day of April, 19 96.

NOTARY PUBLIC

My Commission Expires: 2/9/98

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 Annie Laura Maddin, 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 on behalf of Mary Binkley Stanford, Billie Putnam Binkley and Frances Evelyn Barker Binkley as their Attorney-in-Fact and the free act and deed of the within named Mary Binkley Stanford, Billie Putnam Binkley and Frances Evelyn Barker Binkley.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of April, 19 96.

NOTARY PUBLIC

My commission expires: 2/9/98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $70,000.00.

AFFIANT

Subscribed and sworn to before me, this the 25th day of April, 19 96.

NOTARY PUBLIC

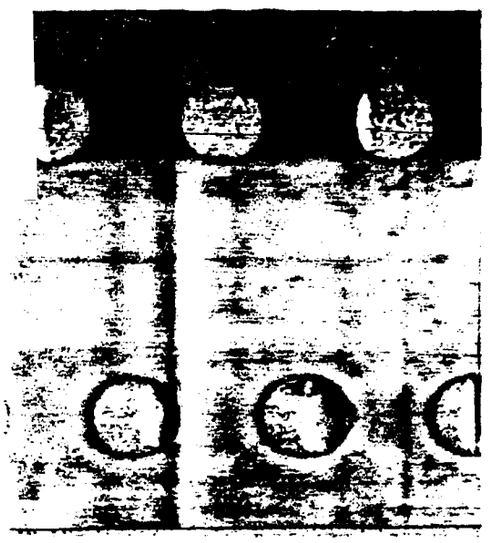
My Commission Expires: JAN 20, 1998

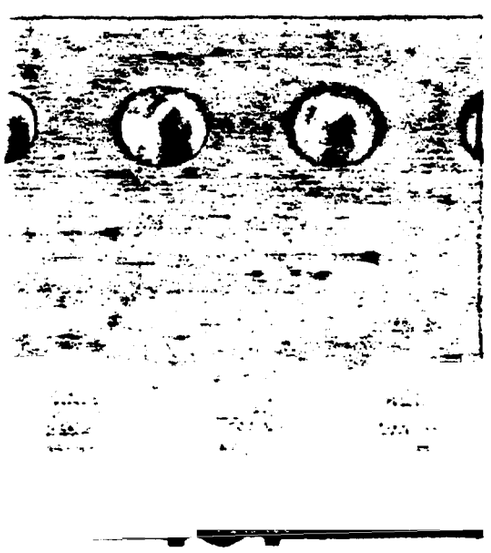
R. L. MOORE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

96 APR 30 PM 1:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE
076495

5901 04/30 0101 03CHECK 268.00





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

RECEIVED OF _____

FOR _____

BOOK 10031 PG 905

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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

04/30/96 01 13:39 0001 5901

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176495
IDENTIF. ↑ REFERENCE

96 APR 30 PM 1:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1033944