47

BOOK 10106 PG 532

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 68,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
27th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ethel M. Binkley (NAME)	SUNTRUST MORTGAGE, INC. (NAME)	MAP 61-2
4419 Gra-Mar Drive (ADDRESS)	P. O. BOX 105277 (ADDRESS)	PARCEL 98
Nashville, TN 37216 (CITY) (STATE) (ZIP)	ATLANTA, GA 30348-5277 (CITY) (STATE) (ZIP)	12d2-13265

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, Sadie V. Rittenbury, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ethel M. Binkley, unmarried, and Jerry Wayne 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. 10 on the Plan of Gra-Mar Acres, Section 4, as of record in Plat Book 2330, page 8, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING on the westerly margin of Gra-Mar Drive at the corner of Lots Nos. 9 and 10; thence with the lines between said two lots southwestwardly 194.6 feet; thence North 36° 15' West 180 feet to the southerly margin of Joyce Lane; thence with same northeastwardly 178 feet to the beginning of a curve; thence around said curve with a radius of 20 feet southeastwardly 31.42 feet to the westerly margin of Gra-Mar Drive; thence with same southeastwardly 208.17 feet to the beginning.

Being the same property conveyed to Sadie V. Rittenberry, widow by deed from Larry D. Davidson and wife, Twyla J. Davidson, of record in Book 7790, Page 91, Register's Office for said County. Re-recorded in Book 7813, page 812 Register's Office for Davidson County, Tennessee.

IDENTIFICATION REFERENCE 0198994

96 JUL -2 AM 7:57 REGISTER DAVIDSON CO. TN.

This is unimproved ( ) property, known as 4419 Gra-Mar Drive, Nashville, TN 37216
(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 27th day of June 19 96

× Sadie V Rittenburry
Sadie V. Rittenbury

BOOK 10106 PG 533

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 Sadie V. Rittenbury

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 27th day of June, 19 96.

Commission expires 1-27-98

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_____.

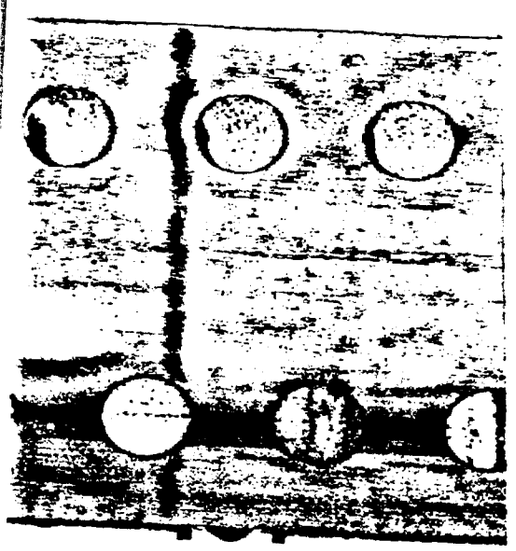
My commission expires _____

Notary Public

3229 07/02 11:01 3CHECK 262.45

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





RECEIVED OF _____

FOR _____

BOOK 10106 PG 534

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	68500.00
CON TX	253.45
PRFEE	1.00
WDEED	8.00
TOTAL	262.45
CHECK	262.45

07/02/96 01 08:00 0001 0228

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198994
IDENTIF. & REFERENCE

96 JUL -2 AM 7:57
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1057965