BOOK 10583 PG 736

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 102,500.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 21st day of August 1997

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
LAFAYETTE RICHARDSON 924 Boscobel Street Nashville, Tennessee 37206	Lafayette Richardson 939 Russell Street #14 Nashville, Tennessee 37206	MAP 82-16 PARCEL 356

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWO THOUSAND FIVE HUNDRED AND NO/100---------- ($ 102,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , MARTIN T. BINKLEY AND WIFE, AVA B. BINKLEY hereinafter called the Grantors , have bargained and sold, and by these presents do transfer and convey unto LAFAYETTE RICHARDSON, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 4 on the Map of R.D. Goodletts Trustee Subdivision of 220 feet Southside of Boscobel Street, of record in Book 57, page 115, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete descripton.

BEING the same property conveyed to Martin T. Binkley and wife, Ava B. Binkley by deed from Jack Kemp, Secretary of Housing and Urban Development, of record in Book 8577, page 170, Register's Office for Davidson County, Tennessee.

034 | 901
IDENTIF. ↑ REFERENCE

97 AUG 27 PM 12:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1523 08/27 0101 03CHECK 388.25

This is improved property known as 924 Boscobel Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, ha ve good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of R.D. Goodletts Trustee Subdivision of record in Book 57 , page 115 , Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 21st day of August, 19 97.

Martin T. Binkley
MARTIN T. BINKLEY

Ava B. Binkley
AVA B. BINKLEY

MITCHELL A. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 MARTIN T. BINKLEY AND WIFE, AVA B. BINKLEY, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of August, 19 97.

Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____, 19 ____.

Notary Public

My Commission Expires: _____

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

RECEIVED OF _____

FOR _____

BOOK 10583 PG 738

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
102500.00
CON TX 379.25
PRFEE 1.00
WDEED 8.00
TOTAL 388.25
CHECK 388.25

08/27/97 01 12:05 0001 1523

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0341901 IDENTIF. ↑ REFERENCE

97 AUG 27 PM 12:05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1191036