WARRANTY DEED

BOOK 11294 PAGE 400

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January 19 99

Notary Public

COMMISSION EXPIRES March 23, 2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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
RAY K. BINNION	SAME	MAP 61-12
(NAME)	(NAME)	
813 EVERGREEN TRAIL		PARCEL
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115		193.00
(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, EVELYN UPCHURCH, WIDOW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAY K. BINNION

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:

Situated in Davidson County, Tennessee, being the easterly 15.6 feet front and 15.9 feet rear of Lot No. 17 and the westerly 61.4 feet front and 62.1 feet rear of Lot No. 19 on the Map of the Subdivision of Greenland Tract, as of record in Book 421, page 40, said Register's Office.

Said part of said lots adjoin and front together 77 feet on the northerly side of Greenland Avenue and runs back between lines from the center line of said Avenue 391 feet, more or less, on the easterly line of part of Lot 19 and 383.1 feet, more or less, on the westerly line of part of Lot 17, to a dead line in the rear on which it measures 78 feet.

Being the same property conveyed to JOHN P. UPCHURCH AND WIFE, EVELYN UPCHURCH by Deed of record in Book 4755, page 630, Register's Office for Davidson County, Tennessee; the said JOHN P. UPCHURCH having since died, the property vests in EVELYN UPCHURCH as surviving tenant by the entirety.

0535979
IDENTIF. ↑ REFERENCE

99 JAN 12 PM 1:56
REGISTER
DAVIDSON COUNTY, TN.

1880 01/12 0101 03CHECK 151.60

unimproved ( )
This is improved (X) property, known as 1131 GREENLAND AVENUE, 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 7th day of January 19 99

Evelyn Upchurch
EVELYN UPCHURCH

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 EVELYN UPCHURCH, WIDOW

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 GOODLETTSVILLE, Tennessee, this 7th day of January, 19 99.

Commission expires March 23, 2002

Aaron Adams
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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11294 PAGE 402

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0535979
IDENTIF. ↑ REFERENCE

99 JAN 12 PM 1:56

FILED FOR RECORD AND RECORDED IN THE OFFICE OF THE REGISTER OF DAVIDSON COUNTY, TENNESSEE

CAMT	38000.00
CON TX	140.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	151.60
CHECK	151.60

01/12/99 01 13:57 0001 1880

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1411332