K 2803

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00.....

.....Ten and no/100..... DOLLARS

Paid in cash by Hugh Lee Binkley and wife, Martha Clayborn Binkley, the receipt of which is hereby acknowledged ,

I, Marshall E. Binkley, Sr. (Unmarried)

have bargained and sold, and by these presents do transfer and convey unto the said Hugh Lee Binkley and wife, Martha Clayborn Binkley, their

All my undivided interest in

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A tract of land in the 10th Civil District of Davidson County, Tenn. described as follows: Beginning at a point in the north line of a tract of 30 acres, more or less, conveyed to Joe Lanier by deed of record in Book 504, page 564, Register's Office for said County, being the Southeast corner of this tract; thence with said Lanier's north line, westwardly 22 poles to a point in the east line of a tract of 73-1/2 acres conveyed to Thomas Lanier by deed of record in Book 452, page 381, said Register's Office; thence along said Lanier's easterly line, north 21½ deg. West 77.6 poles to a stake and gum pointer being the northwest corner of this tract; thence eastwardly 74.4 poles to the northwest corner of a tract of 21.62 acres conveyed to Henry Lanier by deed of record in Book 498, page 484, said Register's Office; thence with Henry Lanier's west line, south 19 deg. West 76 poles to the beginning, containing 21.62 acres, more or less.

Being the same property conveyed to Marshall E. Binkley, Sr. and Hugh Lee Binkley by deed from Marshall E. Binkley, Jr. et ux, of record in Book 2138, page 196, R.O.D.C., 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 Hugh Lee Binkley and wife, Martha Clayborn Binkley, their heirs and assigns, forever.

And I do covenant with the said Hugh Lee Binkley and wife, Martha Clayborn Binkley, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Marshall E. Binkley, Sr. do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Hugh Lee Binkley and wife, Martha Clayborn Binkley, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 29th day of Aug., 1958.

Marshall E. Binkley Sr.

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