K 2805

WARRANTY DEED REAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of ----------TEN DOLLARS CASH AND OTHER GOOD AND VALUABLE CONSIDERATIONS---------- DOLLARS ($10.00),

Cash in hand paid by MARTIN K. BROWN AND WIFE, THELMA J. BROWN, receipt of which is hereby acknowledged,

WE, WILLIAM E. BINKLEY AND WIFE, CECELIA T. BINKLEY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MARTIN K. BROWN AND WIFE, THELMA J. BROWN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Nashville State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 70 of Block "D" on the Map of the Resubdivision of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for said County.

Said Lot No. 70 fronts 50 feet on the northerly side of Sunnymeade Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyedto William E. Binkley and wife, Cecelia T. Binkley by deed from Roy D. Garrison and wife, Tula L. Garrison, of record in Book 2748, page 384, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 18th day of September, 1958.

William E. Binkley

Cecelia T. Binkley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, MARBUT G. GASTON, a Notary Public in and for the State and County aforesaid, personally appeared the within named WILLIAM E. BINKLEY AND WIFE, CECELIA T. BINKLEY

the bargainor(s), with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this, the 18th day of September, 1958

My commission expires: January 24th, 1961

Notary Public

18 5899

WARRANTY DEED

From
WILLIAM E. BINKLEY AND WIFE,
CECELIA T. BINKLEY

To
MARTIN K. BROWN AND WIFE,
THELMA J. BROWN

FILE: GASTON REALTY COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 23 day of SEP A.D. 1958 at 12:47 o'clock P.M.
Noted in Book 71 Page 223
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES R. WILSON, Register
By ____ D.C.

COMPANY
Title"
ESSEE

PG 513