K 2884

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

For and in consideration of the sum of Ten and no/one hundreds ---------- DOLLARS ($10.00), cash in hand and other good and valuable considerations paid to us by the purchasers, the receipt of which is hereby acknowledged. And in addition this conveyance is made subject to a mortgage held by the Murphree Mortgage Company of Nashville, Tennessee.

Jerry Baxter Binkley and wife, Cecil Alline Binkley,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Marion Courinne Gray and husband George T. Gray, Jr.

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

Being Lot No. 75 on the Map of Mertie Milwee Property, of record in Book 2331, page 117, Register's Office for said County.
Said Lot No. 75 fronts 102 feet on the easterly side of Dodge Drive and runs back between parallel lines 220 feet to a dead line.
Being part of the property conveyed to Carl Batson, Inc., by deed from George T. Milwee, et al, of record in Book 2499, page 289, Register's Office for said County, and by deed of record in Book 2538, page 535, said Register's Office.

This conveyance subject to easements and plan of record in Book 2331, page 117, Register's Office for said county and restrictions of record in Book 1787, page 403, Book 2499, page 289, Book 2538, page 99, 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 23rd day of March, 1959

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, R. L. Weller, a Notary Public in and for the State and County aforesaid, personally appeared the within named Jerry Baxter Binkley and wife, Cecil Alline Binkley, the bargainor(s), with whom I am personally acquainted, and who acknowledged that that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 23 day of March, 1959

R. L. Weller
Notary Public

My commission expires: My Commission Expires May 9, 1961

27624

WARRANTY DEED
From
Jerry Baxter Binkley and wife,
To
Cecil Alline Binkley
Marion Courinne Gray and husband
George T. Gray, Jr.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day of APR A.D. 1959 at 12:12 o'clock P.M.
Noted in Book 12 Page 202
Recorded in Book 1 Page
Recording Fee $2.40
JAMES P. WILSON, Register
By Emi Kinsler D.C.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

File from Coleman

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