K 2902

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 Hollis E. Binkley and wife, Grace Lee Binkley, the receipt of which is hereby acknowledged,





We, Francis R. Binkley and wife, Nell Binkley

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Hollis E. Binkley and wife, Grace Lee Binkley, their _____ **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 14th, formerly the 24th Civil District of Davidson County, State of Tennessee, located on the south side of Union Hill Road, near the intersection of Morgan and Cotton Patch Roads

Beginning at a point in the center of said Union Hill Road, and running North 88 Deg. 15' East 511 feet to a point; thence N. 35 Deg. West 270 feet to a point, Ruff land; thence S. 88 Deg. 15' W. 250 feet with Ruff line to center of said Union Hill Road; thence with center of said road S. 15 Deg. 30' W. 112.2 feet; thence S. 28 Deg. 30' W. 143 Feet to the point of beginning, containing 2 acres, more or less, according to survey made by C. J. Carney, Surveyor, dated Apr. 15th, 1959.

Being a part of the same property conveyed to Francis R. Binkley and wife, Nell Binkley, by deed from John Oliver Jones and wife, Florence Jones, of record in Book 1282, page 287, Register's Office for Davidson County, 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 Hollis E. Binkley and wife, Grace Lee Binkley, their _____ **heirs and assigns, forever.**

And we **do covenant with the said** Hollis E. Binkley and wife, Grace Lee Binkley _____ **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.**

And we, Francis R. Binkley and wife, Nell Binkley **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Hollis E. Binkley and wife, Grace Lee Binkley, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 24th **day of** April, 1959.

_____ Francis R. Binkley

_____ Nell Binkley

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