BK 3000

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $10.00 and other valuable considerations DOLLARS

I, James L. Binkley,

have bargained and sold, and by these presents do transfer and convey unto the said Beulah Louise Starkey Binkley her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A lot or parcel of land in the 9th Civil District of Davidson County, Tennessee, on or near State Highway No. 100, and west of the corporate limits of the City of Belle Meade, and more particularly bound and described as follows:

BEGINNING at a stake at the corner of the fence in the West or South margin of the Nashville, Chattanooga & St. Louis Railroad Company's right of way, and on or near the North or West side of a branch, at or near the S.E. corner of the tract of land now owned by said James Banks Binkly, and of which this lot is a part; runs thence in a Northern and Western direction with said railroad right of way, Binkley's line, and parallel with and 25 feet from the center line of the track, 210 feet to a stake staning South of and near a roadway across said railroad right of way onto the Binkley lot, and at the end of a cross fence; thence in a Southern and Eastern direction with said cross fence 104 feet to a corner of the fence near the branch; thence in a Southern and Eastern direction with the present fence and near said branch 250 feet to the point of beginning, containing one-half acre, more or less, and being the Wesern portion of the James Banks Binkley lot of about 2 1/2 acres.

(Continued on Page 2).

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Beulah Louise Starkey Binkley her heirs and assigns, forever.

And I do covenant with the said Grantee 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, James L. Binkley do further covenant and bind my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 7 Nov. day of November, 1959

/s/ James Lee Binkley

/s/ Ida Belle Binkley

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