BK 3105

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TWELVE HUNDRED ($1,200.00) AND NO/100 ---
---------- DOLLARS
cash in hand paid by Horace P. Mix and wife, June H. Mix, receipt of which is hereby acknowledged, and in further consideration of the said Horace P. Mix and wife, June H. Mix, assuming and agreeing to pay the mortgage indebtedness in the amount of $11,027.81 to Kimbrough-Phillips Company,

We, Charles S. Binkley and wife, Ellen K. Binkley,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Horace P. Mix and wife, June H. Mix,

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

Land in Davidson County, Tennessee, being Lot No. 380 on the Plan of Bellshire Estates, Section "A", of record in Book 2331, page 115, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Bell Lane, the common corner of Lots 379 and 380; thence southerly along the line between said lots 303.8 feet to a point; thence southeasterly 34.6 feet to a point; thence north 41 degrees 37' east 130.0 feet to a point; thence north 4 degrees 48' east, 210.0 feet to a point in the southerly margin of Bell Lane; thence easterly along said margin 115.3 feet to the point of beginning.

Being the same property conveyed by deed from Gaines & Gaines Construction Company, Inc. to Charles S. Binkley and wife Ellen K. Binkley, of record in Book No. 2812, Page 381, 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 Horace P. Mix and wife, June H. Mix, their _____ heirs and assigns, forever.

And we do covenant with the said Horace P. Mix and wife, June H. Mix _____ 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 Charles S. Binkley and wife, Ellen K. Binkley do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Horace P. Mix and wife, June H. Mix, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22 day of August 1960

Charles S. Binkley

Ellen K. Binkley

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