K 3128

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) DOLLARS

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and assume and agree to pay the unpaid balance of an existing first mortgage in the amount of Five Thousand Six Hundred Fifty-One and 62/100 ($5,651.62) Dollars

William C. Allen and wife, Mary Lou Allen have bargained and sold, and by these presents do transfer and convey unto the said Harold D. Binkley and wife, Johnnie Irene Binkley, 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 the westerly 50 feet of Lot No. 175 on the Plan of Edgefield Land Company's First Subdivision, as of record in book 57, page 130, Register's Office for said County.

Said part of Lot No. 175 fronts 50 feet on the northerly side of Long Avenue and runs back between parallel lines, with the easterly margin of South 17th Street, 150 feet to an alley.

Being the same property conveyed to William C. Allen and wife, Mary Lou Allen by deed from Bettie S. Slavin of record in Book 2437, page 465, 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 Harold D. Binkley and wife, Johnnie Irene Binkley, their heirs and assigns, forever.

And we do covenant with the said Harold D. Binkley and wife, Johnnie Irene 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, except 1960 taxes which have been prorated and assumed by the Grantee, and the first mortgage balande shown above.

And we, William C. Allen and wife, Mary Lou Allen do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Harold D. Binkley and wife, Johnnie Irene Binkley, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 31st day of August, 19 60

William C. Allen

Mary Lou Allen

NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Tom Dunmore, a Notary Public in and for said County and State, the within named William C. Allen and wife, Mary Lou Allen

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 office, this 31st day of August, 19 60

Commission expires January 28, 1961

Tom Dunmore
Notary Public

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