BK 3506

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ----------($10.00)----------
----------Ten and No/100---------- DOLLARS
cash in hand paid by James Ray Binkley and wife, Marilla L. Binkley, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Oliver J. Waller, Jr. and wife, Anna M. Waller
have bargained and sold, and by these presents do transfer and convey unto the said James Ray Binkley and wife, Marilla L. Binkley, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A certain tract or parcel of land in Davidson County, Tennessee, 14th Civil District, described as follows:

Being part of Tract No. 4, as shown on survey of the Division of George E. Anderson's Farm, not of record, described according to a survey made by Hickerson and Hickerson, Engineers, February 6, 1961, as follows:

Beginning in the center of Bernard Road at a point 411 feet N. 87° W of the southwesterly corner of the property conveyed to W. T. Johns, by deed of record in Book 2539, page 275, Register's Office for said County, and running thence, with the center of said road, N 87° W 100 feet to a point; thence N 3° 30' E 430 feet to an iron pin; thence S 87° E 100 feet to an iron pin; thence S 3° 30' W 430 feet to the point of beginning, containing 0.93 acres, more or less, exclusive of the area contained in said roadway.

Being the same property conveyed to Oliver J. Waller and wife, Anna M. Waller, by deed from Robert W. Waller, et ux, and Charles W. Waller, et ux, of record in Book 3182, page 391, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Ray Binkley and wife, Marilla L. Binkley, their
heirs and assigns, forever.

And we do covenant with the said James Ray Binkley and wife, Marilla L. 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, Oliver J. Waller, Jr. and wife, Anna M. Waller
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James Ray Binkley and wife, Marilla L. Binkley, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18th day of February, 1963

Oliver J. Waller Jr.

Anna M. Waller

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