BK 3570

WARRANTY DEED

For and in consideration of the sum of ---------- SIX HUNDRED SEVENTY-FIVE ---------- DOLLARS ($675.00),

cash in hand paid by Leonard C. Binkley and wife Cecilia Ann Binkley, receipt of which is hereby acknowledged, and in further consideration of the assumption by the Grantee and his agreement to pay (1) and outstanding principal indebtedness of $2,451.53, plus future interest, which indebtedness is a first lien secured by a vendor's lien retained in a deed of record in Book 2453, page 76, Register's Office for Davidson County, Tennessee; and (2) an outstanding principal indebtedness of $2,006.14, plus accrued and future interest, which indebtedness is secured by a deed of trust of record in Book 3090, page 236, said Register's Office,

I, Roy C. Flowers, unmarried,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
Leonard C. Binkley and wife Cecilia Ann Binkley
hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being parts of Lots Nos. 25 and 26 on the Map of J.S. Spurlock's Lands, not of record, described according to a survey made by Earle Drake, April 21, 1925, as follows:

BEGINNING in the center of Buena Vista Pike at a point 218 feet south to the southeast corner of Lot No. 18; thence with the center of said Pike, southwardly 60 feet thence westwardly 220 feet, more or less, to the easterly line of Lot No. 24; thence with said line northwardly 60 feet to a point 218 feet south of the southerly line of said Lot No. 18; thence eastwardly 220 feet, more or less, to the beginning.

Being the same property conveyed to Roy C. Flowers, by deed from Melvin C. Long and wife, Helen M. Long, of record in Book 3536, page 357, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered except for 1963 taxes and as set forth herein, all of which is assumed by the Grantees herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 25th day of May, 1963

Roy C. Flowers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Roy C. Flowers
the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this, the 25 day of May, 1963

Thomas C. Jones
Notary Public

My commission expires: May 1-1965

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