K 3762

WARRANTY DEED

For and in consideration of the sum of $10.00 Ten and no/100 *DOLLARS* and other good and valuable considerations, cash in hand paid by Arnold E. Binkley and wife, Ruth C. Binkley, the receipt of all of which is hereby acknowledged.

Tis conveyance is made subject to restrictive Covenants of record in Book 3460, page 484, Register's Office for Davidson County, Tennessee.

Elrod Construction Company, has ~~bargained~~ *and sold, and by these presents do transfer and convey unto the said* Arnold E. Binkley and wife, Ruth C. Binkley their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 9, on the Plan of Southlake, Section 4, as of record in Book 3300, page 85, Register's Office for said County.
Said Lot No. 9 fronts 85.0 feet on the south side of Lake Park Drive and extends back 244.45 feet on the west line and 197.75 feet on the east line, to a dead line in the rear measuring 114.0 feet thereon.
Being part of the same property conveyed to Elrod Construction Company, by deed from Ervin M. Entrekin, Trustee, of record in Book 3674, page 532, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Arnold E. Binkley and wife, Ruth C. Binkley their *heirs and assigns, forever.*

And it does ~~it~~ *covenant with the said* Arnold E. Binkley and wife, Ruth C. Binkley *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Elrod Construction Company, does successors ~~does~~ *further covenant and bind* itself, its ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Arnold E. Binkley and wife, Ruth C. Binkley their *heirs and assigns against the lawful claims of all persons, whomsoever.*

IN WITNESS WHEREOF, Elrod Construction Company, has caused this instrument to be executed by its duly authorized officer this the 6th day of May, 1964.

ELROD CONSTRUCTION COMPANY

BY: Clarence Elrod
Clarence Elrod, President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

the within named bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ..... *Tennessee, this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

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