K 3765

WARRANTY DEED

For and in consideration of the sum of One Thousand and No/100 ---------- ($1,000.00) ---------- *DOLLARS*

cash in hand paid by Lloyd Randy Collins, the receipt of which is hereby acknowledged,

We, Melvin Binkley and wife, Edna Jackson Binkley

have bargained and sold, and by these presents do transfer and convey unto the said Lloyd Randy Collins, unmarried, his

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

Land in the 11th Civil District of said County and State, described as follows: Beginning at a point marked with an iron pin, in the westerly margin of Pawnee Trail, on the map or plan of Nawakwa Hills, dated April 3, 1930, and recorded November 15, 1930, in book 843, pages 36 and 37, Register's Office for said County, said point of beginning being 735.8 feet, more or less, (southerly with the westerly margin of said Pawnee Trail) from the southerly margin of Nawakwa Trail, and the intersection of said Pawnee Trail; thence with the westerly margin of Pawnee Trail, south 44° 23' east 100 feet to a point, marked with an iron pin; thence south 45° 37' west 150 feet, more or less, to a point marked with an iron pin; thence north 44° 23' west 100 feet to a point marked with an iron pin; thence north 45° 37' east 150 feet, more or less, to the point of beginning.
Being the same real property conveyed to Melvin Binkley by deed from Chas. U. Coggin, Trustee, et al, of record in book 2042, page 526, 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 Lloyd Randy Collins, his *heirs and assigns, forever.*

And we *do covenant with the said* Lloyd Randy Collins *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 for taxes for the year 1964 which are assumed by grantee.

And we, Melvin Binkley and wife, Edna Jackson Binkley *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Lloyd Randy Collins, his *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hands this* 29th *day of* April, *1964, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Melvin Binkley

Edna Jackson Binkley

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Alice McMahon, *a Notary Public in and for said County and State,* Melvin Binkley and wife, Edna Jackson Binkley,

the within named 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 Nashville, *Tennessee, this* 30th *day of* April, *1964*

Alice M. McMahon *Notary Public*

Commission expires April 25, 1966

32204

WARRANTY DEED

FROM

Melvin Binkley, et ux

TO

Lloyd Randy Collins

DOCUMENTARY STAMPS UNITED STATES INTERNAL REVENUE 1.10 CANCELLED

Received for Record this 8th day of May, 1964 at 8:46 A.M.
Noted in Book 3765 Page 35
Recording Fee $3.30
Register
By Deputy Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

PG 35