Address New Owners:
Mr.& Mrs. Steve L. Martin
Lower Walker Creek Road
Goodlettsville, Tenn.

Tax Notices to
Mr. & Mrs. Steve L. Martin
Lower Walker Creek Road
Goodlettsville, Tenn.

Tax Parcel No. 10 16 910
Map No. 17 SE 103

WARRANTY DEED

MADISON TITLE COMPANY

For and in consideration of the sum of ~~$1,400.00~~ BK 2879 PAGE 318
One Thousand Four Hundred & No/100 DOLLARS ($ 1,400.00).

Cash in hand paid, the receipt of which is hereby acknowledged, we

JOHN FRANK BINKLEY AND WIFE WILLIE MAI HALEY BINKLEY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

STEVE L. MARTIN AND WIFE SHIRLEY R. MARTIN

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:

Land in the 10th. Civil District of Davidson County, Tennessee, described according to a survey by Odo E. Rhodes, dated April 1, 1965, as follows:

BEGINNING at a point in the northwesterly margin of Lower Walker Creek Road, and thence with said margin, North 50½ deg. East 100 feet to a point; thence continuing with said margin, North 64 deg. East 226 feet to a point; thence leaving said margin, North 49 deg. West 264 feet to a point; thence South 6½ deg. East 393 feet to the point of beginning, being triangular in shape and containing one (1) acres, more or less.

Being part of the same property conveyed to John Frank Binkley and Wife, Willie Mai Haley Binkley, by deed from Charles H. Rutherford, Jr., of record in Book 1538, page 239, said Register's Office.

This conveyance is made subject to all easements apparent and of record

This is an unimproved property on the northerly side of Lower Walker Creek Road

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 1965 taxes which will be paid by the Seller

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 whomsoever.
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 3rd day of April, 19 65.

John Frank Binkley

Willie Mai Haley Binkley

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 John Frank Binkley and Wife Willie Mai Haley Binkley 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 Goodlettsville Tennessee, this, the 3rd day of April, 19 65.

Notary Public

My commission expires: July 31, 1968

STATE OF_____

COUNTY OF_____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), 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, the _____ day of _____, 19 ____

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ____

_____
Notary Public

My commission expires:

WARRANTY DEED

From
JOHN FRANK BINKLEY, ET UX

To
STEVE L. MARTIN, ET UX

76204

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 12 3 17 PM '65

NOTE [illegible]
RECORD [illegible]
DEP. REC. [illegible]

[illegible] COMPANY
[illegible]

STATE TAX $ 2.50
PROBATE 50
TOTAL $ 3.00

APR 12 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID APR 12 1965