Send Tax bill To
Mr & Mrs Gerald Clark Hicks
John Hagar Rd
Hermitage Tenn.

WARRANTY DEED

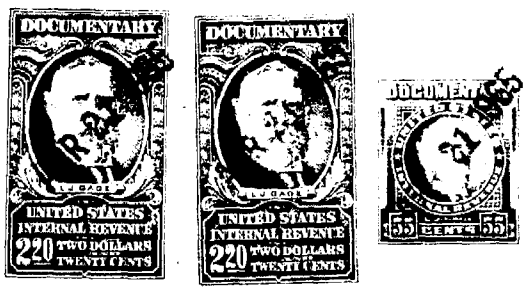
For and in Consideration of the sum of - - - - - -($ 4,500.00) - - - - - - - - - - - - -

FORTY FIVE HUNDRED AND NO/100 - DOLLARS

Paid in cash, by the grantees, the receipt of which is hereby acknwoledged, WE,

F. H. Binkley and wife, Mildred Dorris Binkley,- - - - - - - - - - - - - - - - - - -

MAP 98
P/o 57
4D 14580
MS



this day - - - - - - have bargained and sold, and by these presents do transfer and convey unto the said Gerald Clark Hicks and wife, Patricia Hammond Hicks,- their - heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

"Land in the 4th, formerly the 16th, Civil District of Davidson County, Tennessee, described according to a survey made by Robert H. Meade, Surveyor, March 28, 1965, as follows:

BEGINNING in the center of John Hagar Road at a point north 0 degree, 07' west 989.5 feet from the northeast corner of the property conveyed to Lawrence Boyd Fudge, Jr., and wife, by deed from F.H.Binkley, and wife, of record in book 3853, page 287, Register's Office for said County; thence with said Road, south 83 degrees 49' east 200 feet; thence south 998 feet to a point in the northern boundary line of the said Fudge property; thence with Fudge's northern boundary line, north 81 degrees 30' west 200 feet; thence north 0 degrees 07' west 989.5 feet to the BEGINNING, containing 4.5 acres, more or less.

Being part of the real property conveyed to F.H.Binkley, by deed from D. B. Binkley, et al, of record in book 1153, page 378, Register's Office for said County.

SUBJECT to Easement for right-of-way of John Hagar Road lying within boundaries of premises herein described.

SUBJECT to General Services District taxes for 1965 (Parcel No.4D-14580) books not ready." (Guaranty Title Company's Owner's G # 183 357) -

The above described real property is VACANT LAND,-no semblance of improvements thereon.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest there-
to belonging to the said Gerald Clark Hicks and wife,Patricia Hammond Hicks, - - - - - - -
their - heirs and assigns, forever.

And we do covenant with the said Gerald Clark Hicks and wife,Patricia Hammond
Hicks, - - - - - - 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 1965 taxes,listed to
F.H.Binkley, and is a part of PARCEL 4D-14580,books not ready or payable and which
the said F.H.Binkley will pay,when due or payable.

And we, F.H.Binkley and wife,Mildred Dorris 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 Gerald Clark Hicks & wife,Patricia
Hammond Hicks,their - - heirs and assigns against the lawful claims of all persons whomsoever.

Witness Our hand S this 21st - - - - - day of APRIL, - - - - - - - - , 1965.

F.H.Binkley

Mildred Dorris Binkley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named F. H. Binkley and his wife, Mildred Dorris Binkley, - - - -
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x x x x x x x x x x x x x x x x x x x x x x x x x x x x x x x x x x x x x x x x x x

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 Donelson, - - - - - - - - - - - -, Tennessee, this 17th day of [illegible], May - - - - - -, 1965.

J E Burris, Notary Public.

Commission Expires Feb 14-1967

STATE OF ....
COUNTY OF ....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named ....

....

....

the 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 ...., this .... day of ...., 19.......

.............................., Notary Public.

Commission expires ....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ...., with whom I am personally acquainted, and who, upon oath, acknowledged self to be .... of the ...., the within named bargainor, a corporation, and that he as such ...., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as ....

Witness my hand and seal, at office in ....,

this .... day of ...., 19 .....

.... Notary Public

Commission expires ....

STATE TAX $ .67
PROBATE .50
TOTAL $ 1.17

JUN 22 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUN 22 1965
C

WARRANTY DEED

FROM

F. H. BINKLEY et ux, (Mildred Dorris)

TO

Gerald Clark Hicks et ux,-

(Patricia Hammond)

(Being part of PARCEL No.4D-14580)

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 22 11 18 AM '65

RECORDING FEE $1.10
NOTES BOOK
DEP. REG.
PAGES 1 2

85902

ROSE

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

W. RUFUS FARDUE
— LAWYER —
224½ FOURTH AVE., NORTH
NASHVILLE 3, TENNESSEE