BOOK 3924 PAGE 109

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Velma Joyce Binkley (NAME)	Velma Joyce Binkley (NAME)	11D-5425
701 Bixler Avenue (STREET ADDRESS OR ROUTE NUMBER)	701 Bixler Avenue (STREET ADDRESS)	Map 43 5
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 92

For and in Consideration of the sum of Nine Thousand Eight Hundred Twenty-seven and 02/100 ---------- ($9,827.02) ---------- *DOLLARS*

of which $400.00 has been paid in cash by Velma Joyce Binkley, the receipt of which is hereby acknowledged, and for the remainder the said Velma Joyce Binkley has assumed and agrees to pay the unpaid balance of $9,427.92 of an indebtedness in the original amount of $10,000.00, secured by deed of trust executed by Hubert Dozier, Jr. to Raymond L. Davis, Jr., Trustee, of record in book 3296, page 347, Register's Office for Davidson County, Tennessee, and assigned to Ninth Federal Savings & Loan Association of New York City by an instrument of record in book 3320, page 63, Register's Office for said County,

We, Ray J. Kent and wife, Betty D. Kent

have bargained and sold, and by these presents do transfer and convey unto the said Velma Joyce Binkley, her

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

Being lot No. 12 of Block "D" on the Map of Crestview Estates, as of record in book 843, page 81, Register's Office for said County.
Said lot No. 12 fronts 61 feet on the east side of Cedarcrest Avenue and runs back between parallel lines along the north margin of Roosevelt Street, 192.5 feet to the west margin of Bixler Avenue.
Being the same real property conveyed to Ray J. Kent and wife, Betty D. Kent, by deed from Hubert Dozier, Jr. and wife, of record in book 3676, page 191, said Register's Office.

This conveyance is made subject to restrictive covenants contained in deed of record in book 1166, page 95, Register's Office for Davidson County, Tennessee.

This Instrument Was Prepared By
Phillip Saindon
Of The Law Firm Fredigo & Saindon
Stahlman Building: Nashville, Tennessee

unimproved ( )
This is improved (X) property, known as 701 Bixler Avenue (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Velma Joyce Binkley, her *heirs and assigns, forever.*

And we *do covenant with the said* Velma Joyce Binkley *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 1965 which are prorated and assumed by grantee,** *and as above set out.*

And we, Ray J. Kent and wife, Betty D. Kent, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Velma Joyce Binkley, her *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 5th *day of* August, *19*65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ray J. Kent

Betty D. Kent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, a Notary Public in and for said County and State, the within named Ray J. Kent and wife, Betty D. Kent,

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 Nashville, Tennessee, this 11 day of August, 1965.

Alice McMahon, Notary Public.

Commission Expires April 25, 1966

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.....

185206

Return to
GUAR. TITLE

WARRANTY DEED

FROM

Ray J. Kent, et ux

TO

Velma Joyce Binkley

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

AUG 16 2 32 PM '65

NOTE/MORTGAGE TAX
RECORDING FEE
DEP. REG.

93362

STATE TAX $ 1.47
PROBATE .50
TOTAL $ 1.97

AUG 16, 1965

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

PAID AUG

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Compliments of

Guaranty Title Company

A Division of

Kansas City Ti Company
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TITLE GUARANTY COMPANY