Address New Owners and send tax notices
Mr. & Mrs. Sam M. Stephens
East Baker Station Road, Goodlettsville, Tenn.

COSS, JOHNSON & EDWARDS
ATTORNEYS AT LAW
NASHVILLE, TENNESSEE 37201

Map No.
BOOK 3918 PAGE 579

WARRANTY DEED

MADISON TITLE COMPANY

For and in consideration of the sum of ——$3,250.00——
——Three Thousand Two Hundred Fifty & No/100—— DOLLARS ($ 3,250.00),
of which $1,229.04 has been paid in cash, the receipt of which is hereby acknowledged; and in further consideration the Grantees herein assume and agree to pay the unpaid balance of $ 2,020.96 of a note to Zack Q. Myers and Wife Teccoa B. Myers, as secured by Vendor's Lien retained in Deed of record in Book 3247, Page 473, Register's Office for Davidson County, Tennessee, we

Map 3
Par. 46

JOE C. BINKLEY AND WIFE PEGGY B. BINKLEY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
SAM M. STEPHENS AND WIFE MARDELLE J. STEPHENS

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 copy of a survey made by Richard B. Omohundro, Surveyor, dated July 30, 1960 as follows:

BEGINNING at an iron spike in the center of Bakers Station Road; said spike being 94 feet east west of an iron spike in the corner of property conveyed to Robert J. Murphy and wife Frances Scott Murphy, of record in Book 3186, Page 5, Register's Office for said County; thence north 25 deg. 45' West 345 feet to a 16 inch elm; thence South 83 deg. 40' West 588 feet to a 20 inch white oak; thence North 2 deg. East 415 feet to a point; thence due East 683 feet to an iron pin; thence South 13 deg. 10 min. East 632 feet to an iron pin in the center of Bakers Station Road; thence with the center of Bakers Station Road South 76 deg. 20' West 94 feet to the beginning.

Being the same property conveyed to Joe C. Binkley and Wife Peggy B. Binkley by Deed from Zack Q. Myers and Wife Teccoa B. Myers, of record in Book 3247, page 473, Register's Office for Davidson County, Tennessee.

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

This is unimproved property on the northerly side of E. Baker Station Road, near its intersection with Tinnin 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.

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 16th day of October, 19 65

Peggy B. Binkley
Peggy B. Binkley

Joe C. Binkley
Joe C. 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 Joe C. Binkley and Wife Peggy B. 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 16th day of October, 19 65

Mark N. Allen
Notary Public

My commission expires: July 31, 1968

NOTARY PUBLIC STATE OF TENNESSEE

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:

Mail - Thomson Realty Co. Goodlettsville, Tenn

#3250

WARRANTY DEED

From JOE C. BINKLEY, ET UX

To SAM M. STEPHENS, ET UX

U 2 6 9 8

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 20 8 55 AM '65

NOTE BOOK 112 PAGE 680
RECORDING FEE $ 2.00
DEP. REG. _____

STATE TAX $ 4.88
PROBATE 50
TOTAL $ 5.38

OCT 20 1965

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

PAID OCT 20 1965