Prepared by: W. A. Jones, Consultant, P. O. Box 823, Nashville, Tennessee

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO. BOOK 4049 PAGE 244

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Binkley (NAME)	Same (NAME)	Map 91-4
2107 Summitt Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 73
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in consideration of the sum of ----Ten and no/100---------- ----------($10.00)---------- **DOLLARS** cash in hand paid and other good, valuable and sufficient considerations, the full receipt of which is hereby acknowledged,

I, Tishia Bennett Hawkins, **have bargained and sold, and by these presents do transfer and convey unto the said** Charles E. Binkley **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:** her one-half undivided interest in

Being part of Lot No. 40 on the Plan of Clifton, of record in Book 21, page 35, Register's Office for said County, and part of the land lying south of the same, and described according to a copy of a survey made February 9, 1953, by Geo. W. Watkins, Surveyor, as follows:

Beginning at a point in the west margin of 39th Avenue, North at a concrete monument in the southeast corner of Lot No. 1 on the Plan of record in Book 1424, page 105, said Register's Office; thence along the west margin of 39th Avenue, North, South 14 deg. 30 min. East 248 feet to an iron pin north of a fence line, which fence line is not the property line herein; thence leaving said 39th Avenue, North, South 74 deg. 45 min. West 225 feet to an iron pin; thence North 50 feet to an iron pin; a corner of the Subdivision of record in Book 421, page 11, said Register's Office, and being in the easterly terminus of what was formerly Phillips Street; thence crossing the terminus of what was formerly Phillips Street, passing a concrete monument at 35.6 feet, and passing another concrete monument at the southwest corner of Lot 1 on the plan of record in Book 1424, page 105, aforesaid, and particularly along an old wall and a tree line, North 34 deg. East a total distance of 301.85 feet to the point of beginning.

Being the same property conveyed to Louis Wilson and wife, Fannie Wilson from Bransford Real Estate as recorded in ~~Block~~ Book 312, page 468, Register's Office for Davidson County, Tennessee.

Being the same property inherited by Tishia Bennett Hawking from Louis Wilson and wife, Fannie Wilson.





This is (unimproved (X) / improved ( )) property, known as 39th Avenue North, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my **hand** this 18th **day of** August, 1966

WITNESSED BY:

Fannie Brown

Tishia Bennett Hawkins

CONT'D. NEXT PAGE

CONT'D. NEXT PAGE

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tishia Bennett Hawkins

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of August 1966

Commission expires May 5, 1970

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19:__

My commission expires _____

Notary Public

WARRANTY DEED

FROM Tishia Bennett Hawkins

TO Charles E. Binkley

40645

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 22 12 28 PM '66

NOTED: BOOK 114 AGE 209

RECORDING FEE 2.80

DEP. REG. M

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to: Charles E. Binkley
2107 Summit Drive
Nashville, Tennessee

STATE TAX $ 1.25
PROBATE .50
TOTAL $ 1.75

AUG 22 1966

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

PAID AUG 22 1966

1,800. Taylor - assumed $1,500. Mal Boom
300. Lee
500. White
200. Savage