Prepared by: Cloud Garrett. Bank of Goodlettsville " Tenn

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel J. Binkley,	Same BOOK 4053 PAGE 872	Map 11
R#2, #360 (NAME:)	(NAME:)	Par. 17
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tenn.	(STREET ADDRESS)	Map 10. Par. 24
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of $10.00 ..... Ten and no/100 ..... *DOLLARS*

Paid in cash by Samuel J. Binkley and wife, Patricia Gail Binkley, the receipt of which is hereby acknowledged,

Sr.
I, M. E. Binkley (Unmarried)

.....*have bargained and sold, and by these presents do transfer and convey unto the said* Samuel J. Binkley and wife, Patricia Gail Binkley,
their .....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Two Tracts of land in the 10th Civil District of Davidson County, Tennessee,

TRACT NO.1: Beginning at a forked locust post in James Davidson's north line, the southeast corner of Tract 2 of this survey and the southwest corner of this tract, thence with the lines of said Davidson and John Benton south 87 deg. East 607.5 feet to a pile of stone on the east side of the Greer Road, a corner in the line of said Benton; thence with the line of said Benton, north 19 deg. 30' West 181.5 feet to a point in the center of said Greer Road, a corner in the line of said Benton; thence with the center of said Road and the line of said Benton north 5 deg. East 524 feet to a point, a corner to Fields in the line of said Benton; thence with the line of said Fields, south 87 deg. West 501.6 feet to a point, formerly a chestnut tree, a corner in the line of said Fields; thence with the line of said Fields south 57 deg. West 254 feet to a hickory tree, a corner to aforesaid tract 2 in the line of said Fields; thence with the line of said Tract 2 south 18 deg. 30' East 186 feet to a dogwood on the south side of the Ivy Point Road; thence with the line of said Tract 2 south 3 deg. East 315 feet to the beginning, containing 9.0 acres, more or less.

TRACT NO.2: Beginning at a poplar tree in Bob and Herman Wingo's east line, James Davidson's northwest corner and the southwest corner of this land, thence with a fence and the line of said Davidson South 87 deg. East 1,257 feet to a forked locust post, a corner to Tract 1 of this survey in the line of said Davidson; thence with the line of said Tract 1 North 3 deg. West 315 feet to a dogwood on the south side of the Ivy Point Road, a corner in the line of said Tract 1; thence with the line of said Tract 2 north 18 deg. 30' West 186 feet to a hickory tree, a corner to said tract 1 in the line of Fields; thence with the line of said Fields south 80 deg. West 215 feet to a hickory tree; thence with a hollow and the line of said Fields as follows; North 60 deg. West 287 feet; north 47 deg. West 396 feet; North 35 deg. West 341.8 feet; North 25 deg. West 250.8 feet to an iron wood, a corner to said Fields in the line of aforesaid Wingo; thence with the said Wingo's line South 3 deg. West 1,386

feet to the beginning, containing 19.2 acres, more or less.
Each of the two tracts described herein are a portion of and comprising all of the real estate conveyed by W. N. Binkley and wife, Emma N. Binkley to M. E. Binkley, J. A. Binkley and W. T. Binkley by a deed of record in the office of the Register for Davidson County, Tennessee in Deed Book 613, page 667. The said W. T. Binkley conveyed his interest to the said M. E. Binkley by a deed of record in said Register's Office in Deed Book 1142, page 256 and the said J. A. Binkley conveyed his interest in said property to M. E. Binkley and wife, Ruby Binkley, by a deed of record in said Register's Office in Deed Book 1225, page 100. A divorce was awarded the said M. E. Binkley and all right, title and interest of said Ruby Binkley was divested out of said Ruby Binkley and vested in M.E.Binkley as Marshall E. Binkley by a deed of record in said Register's Office in Deed Book 1300, page 649.

unimproved ( ) This is improved (X) property, known as R#2, (House Number) Ivy Point Rd., (Street) P. O. Address: Goodlettsville, Tenn. (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 Samuel J. Binkley and wife, Patricia Gail *heirs and assigns, forever.*

And I *do covenant with the said* Samuel J.Binkley and wife, Patricia Gail Binkley *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, M. E. Binkley, Sr. *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Samuel J. Binkley and wife, Patricia Gail Binkley, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 12th *day of* Dec., *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x M. E. Binkley Sr.
M. E. Binkley, Sr.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, M.A.Draper, a Notary Public in and for said County and State, the within named M. E. Binkley, Sr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 12th day of Dec., 19 64

M A Draper, Notary Public.

Commission Expires 7-30-65.

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 $ 3.00
PROBATE .50
TOTAL $ 3.50
DEC 17 1964

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

PAID DEC 17 1964
CT

WARRANTY DEED

FROM

M. E. Binkley, Sr.

TO

Samuel J. Binkley et ux

4253

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 7 10 47 AM '66

NOTE: BOOK 4053 PAGE 289
RECORDING FEE $ 2.00
DEP. REG. ____
TA ____

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Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE