This deed prepared by Wilson Worthington 5/12 C.C. Bank Bldg

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Nos.
James W. Binkley	James W. Binkley	Map 119-5
2418 Nolensville Road	2418 Nolensville Road	Par. 13-14-32-
Nashville, Tennessee	Nashville, Tennessee	39-40 Map, 133-2 Par. 324

For and in Consideration of the sum of Five Thousand Five Hundred and no/100 ($5,500.00) Dollars and other good and valuable considerations, I, Ophelia W. Binkley, have bargained and sold, and by these presents do transfer and convey all right, title, and interest owned by me in said property and more specifically to transfer my life-time estate as the widow of L. Norman Binkley, Jr., unto the said James Westlund Binkley, his heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

√ 1. 2408 Nolensville Road

Land in Metropolitan Nashville and Davidson County, Tennessee, being the North Part of Lot No. 5 on the Plan of W. C. Hall's Subdivision of Lot No. 31 of Cumberland Nurseries, of record in Book 547, page 121, Register's Office for said County.
Said part of said Lot No. 5 fronts 51 feet on the easterly side of the right-of-way of the Nashville Railway and Light Company conveyed to it by deed of record in Book 314, page 335, said Register's Office, which right-of-way lies immediately east of the right-of-way of the Nolensville Pike, and runs back between lines, 202.5 feet on the north line and 175 feet more or less on the south line, to a dead line in the rear on which it measures 45 feet.
Being the same property conveyed to James W. Binkley and L. Norman Binkley, Jr., by deed from Fred D. Lemons, Joe F. Lemons, Willie J. Lemons, Charles G. Lemons, and Mildred E. Polk of record in Book 2482, page 191, said Register's Office.

/ 2. 2410 Nolensville Road

Land in Metropolitan Nashville and Davidson County, Tennessee, being the south part of Lot #5 on the Plan and W. C. Hall's subdivision of Lot #31 of Cumberland Nursuries, of record in Book 547, page 121, RODC, Tennessee.
Said part of said Lot #5 fronts 60.9 feet on the easterly side of the right of way of the Nashville Railway &Light Company conveyed to said company by deed of record in Book 314, page 335, said Register's Office, which right of way lies immediately east of the right of way of the Nolensville Pike, and runs back between lines 150 feet on the south line and 175 feet, more or less, on the north line, to a deadline in the rear on which it

measures 55 feet. But specifically excluded from the above tract is that portion lying immediately west of the tract herein conveyed and between the land herein conveyed and the old abandoned right of way of said Nashville Railway & Light Company, which excluded tract fronts 60.9 feet along said abandoned right of way, is six feet on the south side and six feet on the north side and contained 365 square feet, and was conveyed to the State of Tennessee by proceedings styled Davidson County, By etc. vs. VS R. L. Polk, et ux, in the Third Circuit Court for Davidson County, Tennessee, Rule #_____, instituted on the 4th day of January, 1951. Also excluded from this conveyance is grantors' right, title and interest in and to the said abandoned right of way of the old Nashville Railway & Light Company, which is involved in suit at this time.
Being the same property conveyed to James W. Binkley and L. Norman Binkley, Jr., by deed from R. L. Polk and wife Myrtle A. Polk, of record in Book 2336, page 405, said Register's Office.

3. 327 Peachtree

Land in Metropolitan Nashville and Davidson County, Tennessee being part of block No. 31 on the map of the Cumberland Nurseries Subdivision, as of record in book 161, page 112, Register's Office for said County, described as follows:
Beginning on the southerly margin of Esther, now Peachtree Street, 275.5 feet easterly from the easterly line of the Nashville Railway and Light Company's right-of-way being Tibbs' northeast corner; thence with the southerly margin of said Street, easterly 60 feet; thence at right angles, southerly 248 feet; thence westerly 60 feet to Tibbs' east line or southeast corner; thence with his east line, northerly 248 feet to the beginning.
Being the same property conveyed to Norman Binkley, Jr. and James W. Binkley by deed from Clara Notgrass Jenkins, as of record in Book 1880, page 215, Register's Office for said County.

4. 328 Elberta

Land in Metropolitan Nashville and Davidson County, Tennessee being part of block No. 31 on the plan of the Cumberland Nurseries Subdivision, as of record in book 161, pages 112, 166, Register's Office for said County, described as follows:
Beginning on the northerly margin of Elberta Street 101 1/4 feet easterly from the easterly line of the right of way of the Nashville Railway & Light Company, (now abandoned); thence northerly 105 feet 1 inch; thence northeasterly 30 1/4 feet; thence easterly 36 feet 2 inches to the northwest corner of a part of said block conveyed to T. M. Dent, by deed of record in Book 530, page 343, said Register's Office; thence southerly with the west line of said Dent lot 131 feet 5 inches to the northerly margin of said Street westerly 52-3/4 feet to the beginning.
Being the same property conveyed to Norman Binkley, Jr. and James W. Binkley by deed from Phillip Saindon and wife, Eva Belle Saindon, of record in Book 2105, page 141, Register's Office for said County.

STATE TAX $ 8 25
PROBATE .50
TOTAL $ 8 75

OCT 5 1966

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

PAID OCT 5 - 1966

✓ 5. 325 Peachtree

Land in Metropolitan Nashville and Davidson County, Tennessee being part of Block 31 on the Map of the Re-subdivision of a part of Cumberland Nurseries of record in Book 161, pages 112 and 166, Register's Office for said County.

Said part of said block fronts 74 feet on the south side of Peachtree Street and runs back between parallel lines 248 feet to a dead line; the northwest corner being 335.5 feet east of the east line of the old right-of-way of the Nashville Railway and Light Company.

Being the same property conveyed to Norman Binkley, Jr., and James W. Binkley by deed from B. A. Smith and wife Lena Smith, of record in Book 2539, page 103, Register's Office for said county.

✓ 6. 312 McCall Street

Land in Metropolitan Nashville and Davidson County, Tennessee, being lot No. 43 on the Map of Nolen Heights, as of record in Book No. 332, page 122, in the Register's Office of said County.

Said lot No. 43 fronts 50 feet on the North side of McCall Street and runs back Northwardly between parallel lines, one bundred and sixty (160) feet to an alley.

Being the same property conveyed to L. N. Binkley and wife from F. L. Smith et ux of record in Book 561, page 37, Registefs Office for Davidson County, Tennessee.

This is improved property, known as 325 Peachtree, 327 Peachtree, 328 Elberta, 2410 Nolensville Road, 2408 Nolensville Road and 312 McCall Street, Nashville, Tennessee

To Have and To Hold my lifetime estate and all other right, title and interest which I may have in or to the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging, to the said James Westlund Binkley, his heirs and assigns, forever.

Witness my hand this 3rd day of October, 1966.

Ophelia W. Binkley

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Adine Hurt, a Notary Public in and for said County and State, Ophelia W. Binkley, the within named 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 3rd day of October, 1966.

ADINE HURT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Adine Hurt
Notary Public

My commission expires: 7-22-67

BOOK 4064 PAGE 800

46288

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 5 10 20 AM '66

NOTED: BOOK 115 PAGE 114
RECORDING FEE $ 3.25
DEP. REG. M

Mail Wilson Wheat rec inside