BOOK 4086 PAGE 524

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby S. Binkley (NAME:)	Bobby S. Binkley (NAME:)	6D-39515
San Marcos Drive (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	Map. 160-12
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 1 Pid

For and in Consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by Bobby S. Binkley and wife, Mary F. Binkley and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Charles A. Wheeler, Jr. and wife, Alice Thorne Wheeler *have bargained and sold, and by these presents do transfer and convey unto the said* Bobby S. Binkley and wife, Mary F. Binkley, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot No. 34 on the plan of Hillview Estates, as of record in book 3600, page 89, Register's Office for said County.
Said lot No. 34 fronts 150 feet on the westerly side of San Marcos Drive, and extends back 296.91 feet on the northerly line and 309.28 feet on the southerly line to a dead line, which is a broken line, measuring 150.73 feet thereon.
Being the same real property conveyed to Charles A. Wheeler, Jr. and wife, Alice Thorne Wheeler by deed from Twin Lawn Development Company, Inc., of record in book 4030, page 590, said Register's Office.

This conveyance is made subject to 10-foot utility easement along westerly part of premises, anchor easement at northeast corner of premises, 10-foot drainage easement across center of said lot, 40-foot building setback line from San Marcos Drive and conditions of owners certificate, as shown on plan of record in book 3600, page 89, Register's Office for Davidson County, Tennessee, also sewage pump required to lift sewage to high area and shown as Note 1, on said plan, and to restrictive covenants in an instrument of record in book 3836, page 719, Register's Office for said County.

This Instrument Was Prepared By

Phillip Saindon

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

This is unimproved ( ) improved (X) property, known as ..... (House Number) (Street) 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 Bobby S. Binkley and wife, Mary F. Binkley, their *heirs and assigns, forever.*

And we *do covenant with the said* Bobby S. Binkley and wife, Mary F. 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.*

And we, Charles A. Wheeler, Jr. and wife, Alice Thorne Wheeler *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Bobby S. Binkley and wife, Mary F. Binkley, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 14th *day of* December, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles A. Wheeler Jr.

Alice Thorne Wheeler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Harry J. Gunn, *a Notary Public in and for said County and State, the within named* Charles A. Wheeler, Jr. and wife, Alice Thorne Wheeler

the bargainors, 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* 14th *day of* Dec., *19* 66.

Harry J. Gunn, *Notary Public.*

Commission Expires JAN. 29, 1969.

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.....

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STATE TAX $ 4425
PROBATE .50
TOTAL $ 4475

DEC 15 1966

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

PAID DEC 15 1966

54519

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 15 9 03 AM '66

NOTED BOOK 115 PAGE 485
RECORDING FEE $ 2.00
DEP. REG. N.

Return to CHICAGO TITLE INS. CO.

WARRANTY DEED

FROM

Charles A. Wheeler, Jr., et ux

TO

Bobby S. Binkley, et ux

$29,500.00