WARRANTY DEED

BOOK 4140 PAGE 899

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rena Sullivan	Rena Sullivan	13D-16970
(NAME:)	(NAME:)	
5263 Buena Vista Pike	5263 Buena Vista Pike	Map 99
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	Par 59-60
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	mp

For and in Consideration of the sum of Eighteen Thousand Two Hundred Fifty and no/100 ----- ----------($18,250.00) ---------- *DOLLARS*

of which $12,898.72 has been paid in cash by Rena Sullivan, the receipt of which is hereby acknowledged, and for the remainder the said Rena Sullivan has assumed and agrees to pay the unpaid balance of $5,351.28 of an original indebtedness of $6,500.00, payable with interest as therein specified,

We, Carl W. Binkley and wife, Mary A. Binkley,

have bargained and sold, and by these presents do transfer and convey unto the said Rena Sullivan, her

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 13th Civil District of Davidson County, Tennessee, as follows:

TRACT NO. 1: Described according to a survey made by Hickerson-Miller, Engineers-Surveyors, October 6, 1958, as follows:
Beginning at a point on the westerly margin of Buena Vista Pike at the southeast corner of the property conveyed to the Third Baptist Church by deed from David A. Sheatley and wife, of record in book 2879, page 455, Register's Office for said County; thence with the westerly margin of said Pike, south 12° 30' east 100 feet; thence westerly 404.3 feet; thence north 7° 30' west 100 feet to said Church's southwest corner; thence with said Church's southern boundary line, easterly 395.6 feet to the beginning.
Being the same real property conveyed to Carl W. Binkley and wife, Mary A. Binkley, by deed from Albert J. Sheffield, of record in book 3180, page 7, Register's Office for said County.

TRACT NO. 2: Described according to a survey made by John M. Sullivan, Civil Engineer, December 8, 1961, as follows:
Beginning on the westerly margin of Buena Vista Pike at the southeast corner of the property conveyed to Carl W. Binkley and wife, by deed from Albert J. Sheffield, of record in book 3180, page 7, Register's Office for said County; thence with the southerly line of said Binkley property south 82° 18' west 404.31 feet to said Binkley's southwest corner; thence south 7° 30' east 4 feet; thence north 81° 44' east 404.34 feet to the beginning.
Being the same real property conveyed to Carl W. Binkley and wife, Mary A. Binkley, by deed from Albert J. Sheffield, of record in book 3342, page 481, Register's Office for said County.

This Instrument Was Prepared By
Phillip Sandon
Of The Law Firm Pedigo & Sandon
Stahlman Building: Nashville, Tennessee

This conveyance is made subject to easement to construct, operate and maintain a pipe line together with other rights as set out in right-of-way agreements between Mattie Hogan and Bell Field Hogan, et al, and Tennessee Natural Gas Lines, Inc., of record in book 1334, page 182, and book 2538, page 469, said Register's Office; and to restrictive covenants of record in book 3071, page 580, said Register's Office.

unimproved ( )
This is improved ( ) 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 Rena Sullivan, her ..... *heirs and assigns, forever.*

And we *do covenant with the said* Rena Sullivan ..... *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.*, except by deed of trust as above 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* Rena Sullivan, her ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 12th *day of* June, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Carl W. Binkley

Mary A. Binkley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, a Notary Public in and for said County and State, the within named Carl W. Binkley and wife, Mary A. 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 Nashville, Tennessee, this 13th day of June, 19 67

Alice McMahon, Notary Public.

Commission Expires April 26, 1970

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

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Notary Public

Commission Expires

Return to
GUAR. TITLE

6-19426 2

WARRANTY DEED

FROM
Carl W. Binkley et ux.

TO
Rena Sullivan

75417

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 13 1 29 PM '67

NOTED: BOOK 116 PAGE 585
RECORDING FEE $ 2.00
DEP. REG. C

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

STATE TAX $ 2.25
PROBATE
TOTAL $ 2.25

JUN 13 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUN 13 1967