This instrument was prepared by
STOCKELL, RUTHERFORD AND CROCKETT, Attys.
306 Nashville Bank and Trust Bldg.
Nashville, Tennessee

WARRANTY DEED

BOOK 4183 PAGE 328

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank C. McMillen (NAME)	Frank C. McMillen (NAME)	27W-15745
1616 Benjamin Ave. (STREET ADDRESS OR ROUTE NUMBER)	1616 Benjamin Avenue (STREET ADDRESS)	Map 83-6
Nashville, Tenn. 37206 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37206 (CITY) (ZONE) (STATE)	Par. 32

For and in Consideration of the sum of Ten ($10.00) - *DOLLARS*

and other good and valuable considerations, all of which is hereby acknowledged, including all our rights in escrow fund at First Federal Savings & Loan.

We, Ronnie E. Binkley and wife Gladys P. Binkley

have bargained and sold, and by these presents do transfer and convey unto the said Frank C. McMillen his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan showing the subdivision of Lots, 8,9,10 and Part of Lot 7 of Block "A" and Lots 13 and 14 in Block "B", and all of Block "C" in the Subdivision of the Weakley Home Place, as of record in Book 547, page 12, Register's Office for said County.
Said Lot No. 41 fronts 50 feet on the southerly side of Benjamin Street and runs back between parallel lines, 160 feet to an alley.
Being the same property conveyed to Ronnie E. Binkley and wife Gladys P. Binkley, by deed from Johnnie Mae Gregory, of record in Book 3997, Page 554, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) / improved (X) property, known as 1616 Benjamin Street (House Number) (Street) P. O. Address: Nashville, Tennessee (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 Frank C. McMillen his *heirs and assigns, forever.*

And we *do covenant with the said* Frank C. McMillen *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 mortage at First Federal Savings & Loan Asso. of record in Book 3997, page 555

And we, Ronnie E. Binkley and wife Gladys P. Binkley *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Frank C. McMillen his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 23rd *day of* October, *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.*

Ronnie E. Binkley
Gladys P. Binkley



BOOK 4183 PAGE 329

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mabel Burkhalter, a Notary Public in and for said County and State, Ronnie E. Binkley, and wife Gladys P. Binkley

the within named 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 Nashville Tennessee.
this 23rd day of October, 19 67.

Mabel Burkhalter Notary Public

My Commission expires May 18, 1968

MABEL BURKHALTER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .

PAID OCT 24 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

STATE TAX $ 1.10
PROBATE $ .50
TOTAL $ 1.60

OCT 24 1967

WARRANTY DEED

FROM Ronnie E. Binkley, et ux

TO Frank C. McMillen

93450

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Oct 24 8 54 AM '67

NOTED: BOOK 117 PAGE 555
RECORDING FEE $ 3.00
DEP. REG. nn

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

Mail to Frank C. McMillen 1616 Hermitage Ave Nashville Tenn 37204