THIS INSTRUMENT PREPARED BY FRANK M. NEWMAN, ATTORNEY, DONELSON, TENN.

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO. BOOK 4186 PAGE 405

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Mr. & Mrs. James W. Binkley	Same	Map 10
(NAME:)	(NAME:)	P/O Pac. 20
2853 Twinlawn Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	10D 17/20
Donelson, Tennessee 37214		P/O
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in consideration of the sum of TEN AND NO/100 - ($10.00) - **DOLLARS**

Cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration,

We, ABNER BINKLEY and wife, ANNIE BINKLEY

have bargained and sold, and by these presents do transfer and convey unto the said JAMES W. BINKLEY and wife, JUANITA M. 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 Tenth Civil District of Davidson County, Tennessee, and described according to a survey thereof by Harold F. Morris (Southern Land Surveying Co., Inc. Job No. 496) dated July 20, 1967, as follows:

TRACT NO. 3 begins at a point in the center line of Ivy Point Road at the common corner between Abner Binkley and Jones and thence with said center line S. 12° 02' W., 68 feet; S. 24° 45' W., 100 feet; S. 34° 57' W., 100 feet; S. 42° 45' W., 100 feet; S. 51° 27' W., 100 feet; S. 63° 04' W., 100 feet; thence S. 75° 45' W., 100 feet; thence S. 85° 35' W., 100 feet; thence N. 87° 45' W., 147.6 feet to a point; thence N. 5° 40' E., 470.0 feet to a point in the fence line between Jones and Abner Binkley; thence S. 88° 18' E., 621.9 feet with said fence to a concrete monument at the westerly margin of Ivy Point Road; thence S. 88° 18' E., 25.0 feet to the point of beginning and containing 5.53 acres, more or less.

TRACT NO. 2 begins at a point in the fence line between Jones and Abner Binkley and thence S. 5° 40' W., 470.0 feet to a point in Ivy Point Road; thence N. 87° 45' W., 145.0 feet to a point; thence N. 62° 15' W., 185.5 feet to a point on the line between Abner Binkley and B. E. Reasoner; thence N. 13° 16' E., 396.0 feet with said line to a point in Jones' fence line; thence S. 88° 18' E., 265 feet with said fence to the beginning and containing 3 acres, more or less.

BEING part of the same property conveyed to Abner Binkley by deed from J. B. White et ux as of record in Book 774, page 217, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as Ivy Point Road (House Number) (Street) R-2 (P. O. Address:) Goodlettsville (City or Town) Tenn. 37072 (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our **hand** S **this** 17th **day of** October, 19 67

Abner Binkley

Annie E Binkley

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ABNER BINKLEY and ANNIE 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 Goodlettsville, Tennessee, this 17th day of October 1967

Commission expires February 24-1969

Robert Lee Lackey
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

300 ea

WARRANTY DEED

FROM
ABNER BINKLEY ET UX

TO
JAMES W. BINKLEY ET UX

94834

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 2 3 41 PM '67

NOTED: BOOK 117 PAGE 618
RECORDING FEE $ 3.00
DEP. REG. m

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

PAID NOV 2 - REC

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

NOV 2 1967

STATE TAX $ 1.50
PROBATE
TOTAL $ 4.50