BOOK 4206 PAGE 614

WARRANTY DEED

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue, North
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Helen Ruth Maggart	Helen Ruth Maggart	
(NAME:) Dickerson Road	(NAME:) Same 3004 Dickerson Rd	Map. 60-8
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	Pcl. 21
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and----------00/100 ($10.00)----------*DOLLARS* cash in hand paid by the grantee herein; HELEN RUTH MAGGART, and other good and valuable considerations, receipt of which is hereby acknowledged;

We, Cecilia Binkley, and husband, William E. Binkley,

have bargained and sold, and by these presents do transfer and convey unto the said HELEN RUTH MAGGART, to her sole and separate estate; her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being the southerly 100 feet of the northerly 200 feet of Lot No. 5 on the Map of E. A. Lindsey's Subdivision of the Dickerson Road, as of record in Book 547, page 144, Register's Office for said County.

Said part of Lot No. 5 fronts 100 feet on the easterly side of Dickerson Road, and runs back between parallel lines 800 feet to an unnamed street, less that portion taken off the front of same by Davidson County for the purpose of widening Dickerson Road.

Being part of the real property conveyed to Mrs. Cecilia Binkley by deed from Holiday Inns of America, Inc., of record in Book 4042, page 922, Register's Office for Davidson County, Tennessee.

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 HELEN RUTH MAGGART, to her sole and separate estate; her *heirs and assigns, forever.*

And we *do covenant with the said* HELEN RUTH MAGGART, *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, Cecilia Binkley, and husband, William E. 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* HELEN RUTH MAGGART, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 30th *day of* December, *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.*

Cecilia Binkley
Cecilia Binkley

William E. Binkley
William E. Binkley

BOOK 4206 PAGE 615

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jessee Watson, a Notary Public in and for said County and State, Cecilia Binkley and husband, William E. Binkley,

the within named 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 26th day of December, 1967.

Jessee Watson
Notary Public

Commission expires 4-27-69.

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.....

STATE TAX $ 48.00
PROBATE .50
TOTAL $ 48.50

JAN 23 1968
Notary Public

Commission expires.....

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

MAIL TO: WM. D. CASTLEMAN, ATTY., 218 Third Avenue, North, Nashville, Tennessee

WARRANTY DEED

FROM
CECILIA BINKLEY, ET VIR,

TO
HELEN RUTH MAGGART

$ 30,000

03487

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 23 1 46 PM '68
NOTE: BOOK 118 PAGE 161
RECORDING FEE $ 3.00
DEP. REG. R

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $30,000.00.

Cecilia Binkley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 1968.

NOTARY PUBLIC

My commission expires 4-27-69.