TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
George McGavock, Jr., (NAME)	same as new owner (NAME)	W2-19770
1823 Cephas Avenue (STREET ADDRESS OR ROUTE NUMBER)	BOOK 4217 PAGE 118 (STREET ADDRESS)	Map. 81-7
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Par. 392 pw

For and in consideration of the sum of $10.00
TEN AND NO/100---------- DOLLARS
cash in hand paid by George McGavock, Jr., life tenant and James H. Crowder, Jr., and wife, Flora P. Crowder, the remainder tenants,
hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

TURNER BINKLEY AND WIFE, RUTH BINKLEY,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: George McGavock, Jr., a life estate and the remainder to James H. Crowder, Jr., and wife, Flora P. Crowder, remaindermen,

Being Lot No. 42 on the Plan of Cephas Woodard's Subdivision of Lots 5 and 6 of the Woodard Plan, as of record in Book 161, page 174, Register's Office for said County.

Said Lot No. 42 fronts 50 feet on the westerly side of Cephas Avenue, and runs back between parallel lines, 115 feet to an alley.

Being the same property conveyed to Turner Binkley and wife, Ruth Binkley, by deed from E.H. Ferrell and wife, as of record in Book 1392, page 21, said Register's Office.

The actual consideration for this transfer or value of property (whichever is greater) is $5,300.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

James H Crowder Jr

Sworn to and subscribed before me this 5th day of March, 19 68

L. D. Richards

My commission expires April 25, 1970

unimproved ( )
This is improved (X) property, known as 1823 (House Number) Cephas Street (Street) Nashville, Tennessee (P. O. Address: City or Town) (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.

Whenever 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 hands this 5th day of March, 19 68.

Ruth Binkley

Turner Binkley

STATE OF TENNESSEE
DAVIDSON COUNTY

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named Turner Binkley and wife, Ruth Binkley 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 5th day of March, 19 68

Commission expires April 25, 1970 Notary Public L. D. Richards

TENNESSEE TITLE COMPANY

Warranty Deed

FROM

TURNER BINKLEY, ET UX.

To

GEORGE McGAVOCK, JR., ET AL,

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

BOOK 4217 PAGE 119

STATE TAX $ 13.78
PROBATE .50
TOTAL: $ 14.28

MAR 6 1968

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

0 8 1 9 3

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 6 11 27 AM '68

NOTED BOOK 118 PAGE 375

RECORDING FEE $ 3.00

DEP. REG. 5