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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 1969

Notary Public

MY COMMISSION EXPIRES: April 26, 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney's Title Co., 105 Stahlman Bldg., Nashville, Tennessee
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Benny E. Binkley (NAME) | National Mortgage Company (NAME) | Map. 83-1 |
| 1304 Greenwood Avenue (STREET ADDRESS OR ROUTE NUMBER) | 4041 Knight Arnold Road (STREET ADDRESS) | Par. 313 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Memphis, Tennessee 38118 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James E. Fowler and wife, Faye Elaine Fowler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benny E. Binkley and wife, Ruby Binkley

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 1 on the Plan of E. T. Brown's Subdivision of the Sharpe Land, as of record in Book 332, page 7, Register's Office for said County.

Said Lot No. 1 fronts 100 feet on the southerly side of Greenwood Avenue and extends back between parallel lines 288 feet to a dead line.

Being the same property conveyed to James E. Fowler and wife, Mary B. Fowler by deed from John A. Hancock and wife, Annie H. Hancock, of record in Book 2809, page 107, Register's Office for Davidson County, Tennessee. The said Mary B. Fowler having since died and James E. Fowler having remarried.

| | | | | | |
|---|---|---|---|---|---|
| NOV20 | CONV | 14,500.00 | | | |
| NOV20 S'TAX | | | B* | 37.70 | |
| NOV20 PR'FEE | | | B* | .50 | |
| NOV20 | W'DEED | | B* | 3.00 | * 41.20 |

This is improved (X) unimproved ( ) property, known as 1304 Greenwood Avenue, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 hands this 28th day of October, 1969

James E. Fowler

Faye Elaine Fowler

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, John Warner White, a Notary Public in and for said County and State, the within named James E. Fowler and wife, Faye Elaine Fowler

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 28th day of October 1969.

Commission expires April 26, 1972

John Warner
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

WARRANTY DEED

FROM
JAMES E. FOWLER, ET UX

TO
BENNY E. BINKLEY, ET UX

A 6 1 1 6

IDENTIF. REFERENCE

Nov 20 3 20 PM '69

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.