BOOK 4401 PAGE 425

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

VERNON F. BINKLEY AND WIFE

ASALEE BINKLEY

TO

EARL G. CRICK AND WIFE,

RAMONA L. CRICK

For draftsman's use

Prepared By:

Carole Chitwood Smith Attorney
934 Stahlman Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Earl G. Crick (NAME)	Guaranty Mortgage Company (NAME)	Map. 25-7
404 Rosehill Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Par. 23
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)
A 7.0210

IDENTIF. REFERENCE

MAR 4 3 03 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 17,748.02 Earl G. Crick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March 19 70.

H. Preston Battle
Notary Public

MY COMMISSION EXPIRES: My Commission Expires OCT. 13, 1973

(AFFIX SEAL)

For and in Consideration of the sum of seventeen thousand seven hundred forty eight & 2/100----------($17,748.02)---------- DOLLARS

of which sum six thousand ($6,000.00) dollars cash in hand has been paid by Earl G. Crick and wife, Ramona L. Crick to Vernon F. Binkley and wife, Asalee Binkley and for the remainder the said Earl G. Crick and wife, Ramona L. Crick have this day assumed and agreed to pay the balance owing on an indebtedness secured by deed of trust of record in Book 3510, page 395 in the Register's Office for Davidson County, Tennessee and executed by Robert H. Briggs and wife, Jane D. Briggs to Herschel Greer Trustee in the original principal amount of $12,850.00. We, Vernon F. Binkley and wife, Asalee Binkley

have bargained and sold, and by these presents do transfer and convey unto the said Earl G. Crick and wife, Ramona L. Crick, 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. 60 on the plan of Section III, Ranchwood Estates, of record in Book 3300, page 59, in the Register's Office for said County.

Said Lot No. 60 fronts 125 feet on the southerly side of Rosehill Drive and extends back 400.7 feet on the westerly line and 220.83 feet on the easterly line to a dead line in the rear on which it measures 218.61 feet.

Being the same property conveyed to Vernon F. Binkley and wife, Asalee Binkley by deed from Joel E. Greer and wife, Carolyn Sue Greer of record in Book 4170, page 801, said Register's Office.

MAR-4??	CONV	17,748.02			
MAR-4??STAX			A*	46.02	
MAR-4??PRTFEE			A*	.50	
MAR-4??	MTGFEE		A*	3.00	* 49.52

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This is (unimproved ( ) / improved (X)) property, known as 404 Rosehill Drive (House Number) (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 Earl G. Crick and wife Ramona L. Crick, their heirs and assigns, forever.

And we do covenant with the said Earl G. Crick and wife Ramona L. Crick 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 as set out above.

And we, the said Vernon F. Binkley and wife, Asalee 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 Earl G. Crick and wife, Ramona L. Crick, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 4th day of March, 1970

Vernon F. Binkley

Asalee Binkley

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named Vernon F. Binkley and Asalee 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 Goodlettsville, Tenn., Tennessee, this 4th day of March, 19 70

A. Preston Stallcup, Notary Public.

My Commission Expires OCT. 13, 1973

Commission expires .....

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 .....