A7-1076

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IDENTIF. REFERENCE

MAR 12 12 41 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4403 PAGE 313 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February 1970.

Notary Public

MY COMMISSION EXPIRES: February 21-1973

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Frank M. Newman, Attorney, 2623 Lebanon Road, Donelson, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aby Esther Binkley (NAME)	same (NAME)	Map 10
Ivy Point Road- Route #2 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O Par. 20
Goodlettsville, Tenn. 37072 (CITY) (STATE) (P. O. ZIP)	(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 W. Binkley and wife, Juanita M. Binkley,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aby Esther Binkley (unmarried)

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:

A tract or parcel 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:

Said tract 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 James W. Binkley and wife, Juanita M. Binkley, by deed from Abner Binkley and wife, Annie Binkley, as of record in Book 4186, page 405, in the register's office for Davidson County, Tennessee.

This is ~~unimproved~~ { } improved { } property, known as Ivy Point Road, Route #2, Goodlettsville, Tenn. 37072
(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 seised 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 7th day of ~~October~~ December, 1968

James W. Binkley

Juanita M. Binkley

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named - James W. Binkley and wife, Juanita M. 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 Donelson, Tennessee, this 7th day of December 1968

Commission expires 28 Oct. 1970

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 W. BINKLEY ET UX

TO
ABY ESTHER BINKLEY

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 12 70 CONV * 300.00
MAR 12 70 S TAX A* .78
MAR 12 70 REC FEE A* .50
MAR 12 70 MTGREC A* 3.00 * 4.28