Send tax notices to new owner: Grady O. Nolen et ux
Rte. 3, Goodlettsville, Tenn

This instrument prepared by: Johnson & Edwards, Atty. 800 Stahlman Building, Nashville

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO. BOOK 4459 PAGE 717

For and in consideration of the sum of Ten and no/100 ($10.00)

DOLLARS

cash in hand paid and other good and valuable considerations, including the love and affection, I bear for my beloved daughter and son in law,

Map. 10
Par. 24
Map. 11
P/o Par. 17 pw.

I, M. E. Binkley, Sr., unmarried

State of Tennessee
County of Davidson

The actual consideration for this transfer or value of property whichever is greater is $ 5,200.00. This is equal to to price property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 13th day of Nov., 1970 Marie W. Smith

N. P. My comm. exp 7-23-74

have bargained and sold, and by these presents do transfer and convey unto the said ~~Grady O. Nolen and wife, Shirley T. Binkley Nolen, 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 of land in the 10th Civil District of Davidson Cpunty, Tenn being a portion of Tract No. 2, and more particularly described accdg. to a survey by John R. Alley, Surveyor, Nov. 16,1964 as follows: BEGINNING at a poplar tree in Bob and Herman's Wingo's east line, James Davidson's northeast corner, and the southwest corner of this land: thence with a fence in the line of said Davidson South 7 deg. East 650 feet to a point; thence North 1 deg. 21' East 640.9 feet to a double hickory in the Field's property; thence with the Field's property North 47 deg. West 396 feet to a poplar; thence North 35 deg. West 341.8 feet to a branch oak; thence North 25 deg. west 250.8 feet to an ironwood, corner to said Fields and the line of the aforementioned Wingo; thence with said Wingo's line South 3 deg. West 1,386 feet tO the beginning, containing 13.92 Acres, more or less.
BEING the same property conveyed to M. E. Binkley, Sr., unmarried by deed from Samuel J. Binkley et ux as of record in Book ___ Page ____, Register's Office for Davidson County, Tennessee.

Note: Ivy Point Road runns through this property and is expressly excluded

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 I **do covenant with the said** ~~grantees~~ **that** I am **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

And I, M. E. Binkley, Sr., unmarried **do further covenant and bind** myself, my **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.**

Witness my **hand this** 13th **day of** November, **19** 70

Marshall E. Binkley

STATE OF TENNESSEE
Davidson County

BOOK 4459 PAGE 718

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. E. Binkley, Sr., unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 13 day of November 19 70

Commission expires 7-23-74

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

Mail Bank of Commerce

WARRANTY DEED

FROM

M. E. Binkley, Sr.
unmarried

TO

Grady O. Nolen et ux

A96536

In

NOV 17 9 25 AM 70

FELIX Z. [illegible]
DAVIDSON COUNTY, TENN.

NOV 17 70	CONV	*5,200.00		
NOV 17 70	S'TAX		A*	13.52
NOV 17 70	PR'FEE		A*	.50
NOV 17 70	W'DEED		A*	3.00

L. KENNETH JOHNSON
LAWYER
BAXTER BUILDING
216 UNION STREET
NASHVILLE 3, TENNESSEE
PHONE 42[illegible]731

RAMSAY REALTY BLDG.
MADISON, TENN.
PHONE 7-3831

MOSS TRAIL
GOODLETTSVILLE, TENN.
PHONE 9-2558

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.