This instrument was prepared by: Frank S. King, Jr., Attorney
733 Stahlman Building
Nashville, Tennessee 37219

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Eugene Bingham et ux | Same | Map 33-14 |
| (NAME) 3403 Beech Ch Rd | (NAME) BOOK 4486 PAGE 341 | Par. 11 |
| (STREET ADDRESS OR ROUTE NUMBER) Nash Tenn | (STREET ADDRESS) | wp. |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of*

TEN and no/100 - - - - - - - - - - - ($10.00) - - - - - - - - - - - - - - - - - - *Dollars,*
cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, Ben C. Donnell and wife, Anita Donnell

*have this day bargained and sold, and do hereby transfer and convey unto the said*

Eugene Bingham and wife, Mary J. Bingham

their *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Pleasant Hill, as of record in Book 2900, Page 67, Register's Office for said County. Said lot fronts 115 feet on the westerly side of Trebor Drive and runs back 400.8 feet on the northerly line and 316.5 feet on the southerly line, to a dead line in the rear on which it measures 142.7 feet.

Being the same property conveyed to Ben C. Donnell and wife, Anita K. Donnell by deed from M. M. Cunniff and wife, Hattie B. Cunniff, as of record in Book 4283, Page 511, Register's Office, Davidson County, Tennessee.

MAR 16 CONV 21,700.00
STATE'S TAX A* 56.42
PRFFE A* .50
DEED A* 3.00 * 59.92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 21,700.00

Subscribed and sworn to before me, this the 20th day of January 19 71

Affiant Eugene Bingham

My commission expires: Febuary 26, 1973 (Affix Seal)

Notary Public Thomas M. Moore

This is unimproved ( ) improved (X) property, known as Lot No. 40, Trebor Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: City or Town

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*

Eugene Bingham and wife, Mary J. Bingham

their *(successors),*

*heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Eugene Bingham and wife, Mary J. Bingham, their

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our hands *this* 20th *day of* January, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ben C Donnell

Anita Donnell

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Thomas M. Moore, *a Notary Public in and for said County and State,* Ben C. Donnell and wife, Anita Donnell

*the within named 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* Madison, Tennessee
*this* 20th *day of* January, *19*71

Thomas M. Moore
*Notary Public*

NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

*Commission expires* Febuary 26, 1973

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* .....

**WARRANTY DEED**

FROM

Ben C. Donnell et ux

TO

Eugene Bingham et ux

B 0 7 7 4 0

IDENTIF. REFERENCE

MAR 16 10 26 AM '71

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE