WARRANTY DEED

BOOK 4502 PAGE 92

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Marvin F. Binkley (NAME)	(NAME)	Map 105-16
2029 Utopia Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 164
Hermitage 37076 (CITY) (P. O. ZONE) (STATE)	37211 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

----------Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

I, Phillip Saindon, Trustee

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

Marvin F. Binkley, his

~~(successors)~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 57 on the Map of Corinne Place as of record in Book 332, page 1, Register's Office for said County.

Said Lot No. 57 fronts 50 feet on the westerly side of Utopia Avenue and runs back between parallel lines with the northerly margin of Napoleon Street, 165 feet to an alley.

Being the same property conveyed to Phillip Saindon, Trustee, by deed from Gilbert Lee Cohen and wife, Patti M. Cohen and Sara K. Cohen as of record in Book 4501, page 484, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 3,750

Subscribed and sworn to before me, this the 12 day of May, 19 71

Affiant M F Binkley

My commission expires: Nov 4, 1972 (Affix Seal)

Notary Public Edward D Hill

This is unimproved ( ) improved ( ) property, known as ..... (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

Marvin F. Binkley, his

~~(successors)~~, heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind my trust, my successors in trust ~~his~~ and representatives, to warrant and forever defend the title to said real estate to said

Marvin F. Binkley, his

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

Witness my hand this 13 day of May, 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.

Phillip Saindon, Trustee

This Instrument Was Prepared By

Phillip Saindon (ah)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Edward W. Hill, *a Notary Public in and for said County and State,* Phillip Saindon, Trustee

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he as Trustee *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 13th *day of* May, *19* 71

Edward W. Hill *Notary Public*

Commission expires Nov. 1, 1972

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 .....

MAY 17 71	CONV	*3,750.00			
MAY 17 71	S'TAX		A*	9.62	
MAY 17 71	PR'FEE		A*	.50	
MAY 17 71	W'DEED		A*	3.00	* 13.12

ED HILL REALTY CO.
2221 NOLENSVILLE RD. 13.82

WARRANTY DEED

FROM
PHILLIP SAINDON, TRUSTEE
TO
MARVIN F. BINKLEY

B 1 4 9 1 1

IDENTIF. REFERENCE

May 17 8 49 AM '71

FELIX Z. 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 256-2650
NASHVILLE, TENNESSEE

PEDIGO & SAINDON