BOOK 4540 PAGE 854

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$24,500.00 James W. Binkley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September 1971

W. K. Georgas, Jr.
Notary Public

MY COMMISSION EXPIRES: 5/10/75
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Binkley et ux (NAME)	Mortgage Associates, Inc. (NAME)	03D-37050
290 Clovernook Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	94-12
Nashville, Tenn. 37210 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	39

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, Herbert E. Odum et ux Jeanell C. Odum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Binkley et ux Juanita M. Binkley

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:

Being Lot No. 26 on the Plan of Clover Nook, of record in Book 2900, Page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 129.0 feet on the southwesterly side of Clovernook Drive and extends back 249.3 feet on the northwesterly line and 291.2 feet on the southeasterly line, to a line in the rear on which it measures 178.0 feet.

Being same property conveyed to Herbert E. Odum et ux Jeanell C. Odum by deed from C. C. Adams et ux Irene H. Adams and James E. Adams et ux Mary L. Adams of record in Book 3105, Page 449, aforesaid Register's Office.

This conveyance subject to the restrictive covenants of record in Book 2994, Page 126, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (x) property, known as 290 Clovernook Drive, Nashville, Tennessee 37210
(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 seized 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 25th day of September, 1971

Herbert E. Odum

Jeanell C. Odum

BOOK 4540 PAGE 855

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named Herbert E. Odum et ux Jeanell C. Odum

the bargainor, 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 Nashville, Tennessee, this 25th day of September 19 71

Commission expires 5/10/75

Notary Public W. K. Georgas, Jr.

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____ (they) 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
HERBERT E. ODUM et ux

TO
JEANELL C. ODUM

JAMES W. BINKLEY etux
JUANITA M. BINKLEY

B 3 2 4 0 1

IDENTIF. REFERENCE

SEP 29 2 07 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 29 71	CONV	24,500.00			
SEP 29 71	S TAX		A*	63.70	
SEP 29 71	PR FEE		A*	.50	
SEP 29 71	W DEED		A*	4.00	* 68.20

Edward Seldon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219