BOOK 4548 PAGE 117

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
W. B. Binkley et ux.	W. B. Binkley	Map 168
(NAME) Route 1	(NAME) Same	Par 63
(STREET ADDRESS OR ROUTE NUMBER) Brentwood, Tennessee 37027	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of One Thousand Five Hundred and No/100---------- ----------($1,500.00)---------- *Dollars,*

cash in hand paid by W. B. Binkley and wife, Winnie Binkley, the receipt of which is hereby acknowledged,

We, J. S. Barnes and wife, Lura Aline Barnes

have this day bargained and sold, and do hereby transfer and convey unto the said W. B. Binkley and wife, Winnie Binkley, their

(successors), heirs and assigns,

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

Being part of a Tract marked Lera Mae Robinson and shown on the Map of Allison Lands of record in Plan Book 3, page 35, of the Chancery Court and described according to a copy of a survey made by Lewis King, October 1, 1971, as follows: From a point the East end of a Culvert under #100 Highway; formerly a dividing line between two lots; Thence with said line to a point in the right-of-way line of #100 Highway; Thence with said line South 45° West 54 1/2 feet to a concrete marker; Thence continuing on in all 159 1/2 feet to a point in the right-of-way of #96 Highway; Thence with said line South 38° East 63 feet to a concrete marker; Thence down whippoorwill branch North 55° East 162 feet; Thence North 43° 07' East 114 1/2 feet; Thence leaving the branch North 35° 43' West 90 1/2 feet to a stake in the right-of-way line of #100 Highway; Thence with said line South 45° West 123 feet to the beginning containing 5/10 acres, more or less.

Being part of the same property conveyed to Lura Aline Barnes, by deed from Madolyn Allison, of record in Book 1562, page 131, and part of the same property being conveyed to J. S. Barnes and wife, Lura Aline Barnes, by deed from George Robert Greer and wife, Idell Greer, of record in Book 2493, page 199, Register's Office for Davidson County, Tennessee.

This Instrument Was Prepared By

Phillip Saindon

of The Law Firm Pedigo & Saindon

Cahlman Building, Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 1,500.00

Subscribed and sworn to before me, this the 26th day of October 19 71

Affiant Mary Anderson Agent

My commission expires: June 6 1972 (Affix Seal)

Notary Public Mary Esmon

This is unimproved (X) 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

W. B. Binkley and wife, Winnie Binkley, 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* W. B. Binkley and wife, Winnie Binkley, their

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

Witness our hand s this 26th day of October, 1971, the *corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lura Aline Barnes

J. S. Barnes

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, J. S. Barnes and wife, Lura Aline Barnes

the within named 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 Nashville Tennessee, this 26th day of October, 1971.

Commission expires June 6, 1972 Mary Emery Notary Public

NOTARY PUBLIC LEGGETT STATE OF TENNESSEE

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.....

Bdcast. Title 2/32/2

OCT27'71 CONV *1,500.00
OCT27'71 STAX A* 3.90
OCT27'71 PO FEE. A* .50
OCT27'71 W DEED A* 4.00 * 8.40

· WARRANTY DEED

FROM
J. S. Barnes, et ux

TO
W. B. Binkley, et ux

B 35579

IDENTIF. REFERENCE

OCT 27 9 22 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 256-2656
NASHVILLE, TENNESSEE