This instrument was prepared by:
Rebecca Thomas, Attorney
Court Square Building
Nashville, Tennessee 37201

BOOK 4555 PAGE 697

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas C. Binkley	Same	
(NAME)	(NAME)	92-61-B
1351 Kenwood Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Rec. 22 pm
Nashville, Tennessee		
(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 by Thomas C. Binkley and wife and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Jewell T. Sadler, an unmarried woman,

have this day bargained and sold, and do hereby transfer and convey unto the said
Thomas C. Binkley and wife, Joyce F. Binkley, their

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

Being Lot No. 17 of Block "H" on the Plat of Jackson Park, Section 3, not of record, and described as follows:
Beginning at a point on the westerly margin of Eastdale Drive, at the common corner of Lots 16 and 17; thence with the line between said lots, southwesterly 225 feet more or less to a corner of Lot 18; thence with the line between Lots 17 and 18, southwardly 140 feet more or less to the north margin of Kenwood Drive; thence with the margin of said Drive, eastwardly 238.8 feet to the beginning of a curve; thence along said curve, with a radius of 25 feet, to a point on westerly margin of Eastdale Drive; thence with the margin of said Drive, northwardly 38 feet to a point; and continuing with said Drive along a slight curve, northwardly 237.54 feet to the beginning.
Being the same property conveyed to Jewell T. Sadler, by deed from W. O. Nelson and wife, as of record in Book 2140, page 283, said Register's Office, and by decree of record in Minute Book 61-C, page 1138, Fourth Circuit Court for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 53,000.00

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

Affiant - Jewell T. Sadler

My commission expires: 3-5-75 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1351 Kenwood 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
Thomas C. Binkley and wife, Joyce F. Binkley, their
(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* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said*
Thomas C. Binkley and wife, Joyce F. Binkley, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 20th *day of* November, 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.*

- Jewell T. Sadler

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [signature], a Notary Public in and for said County and State, Jewell T. Sadler, an unmarried woman,

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

Witness my hand and official seal at Nashville, Tennessee, this 20th day of November, 19 71.

[signature] Notary Public

Commission expires 3-5-75

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.....

NOV23	CONV	53,000.00			
NOV23	STAX		A*	137.80	
NOV23	PRTFEE		A*	.50	
NOV23	MTGFEE		A*	4.00	* 142.30

WARRANTY DEED

FROM
JEWELL T. SADLER

TO
THOMAS C. BINKLEY, ET UX

B 38948

IDENTIF. REFERENCE

Nov 23 2 36 PM '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