Buyer + Sof Bills. Ernest B. Binkley. Rt #1 - Shelton Tennessee

TENNESSEE TITLE COMPANY

BOOK 1621 PAGE 402

For and in consideration of the sum of $9,500.00..... 16

Ninety Five Hundred and no/100..... 81 DOLLARS

cash in hand paid by Ernest Buford Binkley and wife, Louise Binkley

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

I, Mable B. Dalton (Unmarried)

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 10th Civil District of Davidson County, Tennessee, according to a survey by John T. Alley, Surveyor, Aug. 1st, 1965.

BEGINNING at an iron stake in the center of Union Hill Road, a corner to Mrs. Lela B. Knight and James Galbreath and the southeast corner of this land; thence with a fence and the line of said Galbreath south 85 deg. 15' West 207 feet to a stake, a corner to F.R.Binkley; thence with the line ofsaid Binkley north 3 deg. 20' East 2,361 feet to a stake, a corner to sai Binkley in the line of Robert Galbreath and I.B.Cuffman, Jr.; thence with the line of said Galbreath and Cuffman South 86 deg. 15' East 156.5 fee to a stake, a corner to aforesaid Mrs. Knight in the line of said Galbreath and Cuffman; thence with the line of said Mrs. Knight South 1 deg. 55' West 2,203 feet to the beginning, containing 9.70 acres, more or less.

Being the same property conveyed to Mabel B. Dalton by deed from Janelle Gambrell and husband J.C.Gambrell and Eugene Dalton and wife, Frances Dalto of record in Book _____, page _____, R.O.D.C.,Tenn.

This property is subject to a 30 foot right-of-way easement across the sout said property, providing ingress and egress to property of F.R.Binkley, E.K. Binkley, Carlos B. Binkley and T.B.Binkley The South property line shall be the south line of the easement with the north line of said easement being 30 ft at a right angle from said line.

To have and to hold the said tract or parcel of land, with its 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.

Whenever 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 26th day of June, 19 72

Mabel Dalton
Mable B. Dalton

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, ~~Nevie M. Butterworth~~ G G Garrett, Jr, a Notary Public in and for said County and State, the within named Mabel B. Dalton

the bargainors, 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 Goodlettsville, Tennessee, this 26th day of June, 19 72

Commission expires ~~7-31-73~~ 7-23-74

Notary Public.

Warranty Deed

FROM Mabel B. Dalton

To Ernest Buford Binkley et ux

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

FORM 1001

BOOK 4621 PAGE 403

This instrument prepared by-
L. Kenneth Johnson, Attorney,
Stahlman Bldg.,
Nashville, Tenn.

State of Tennessee,
County of Davidson.

The actual consideration or value, whichever is greater, for this transfer is $9,500.00.

John C. Garrett III
Affiant

Sworn to and subscribed before me, this 26th day of June, 1972.

Notary Public

My commission expires ~~4-21-73~~ 7-23-74

JUL 24 72 CONV *9,500.00 A* 24.70
JUL 24 72 S'TAX A* .50
JUL 24 72 PB'FEE A* 4.00 * 29.20
JUL 24 72 W'DEED

B 6861.9

IDENTIF. REFERENCE

JUL 24 1 01 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.