CHICAGO TITLE CO. NO. 218542

BOOK 4663 PAGE 543

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

RAYMOND P. BINKLEY, et ux

TO

DON L. GOAD

For draftsman's use

THIS INSTRUMENT PREPARED BY
HOWELL AND FISHER, ATTORNEYS
401 CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201
BY: [signature]
ATTORNEY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don L. Goad (NAME)	Dobson & Johnson, Inc. (NAME)	119-11
2621 Live Oak Road (STREET ADDRESS OR ROUTE NUMBER)	11th Floor, J. C. Bradford Bldg. (STREET ADDRESS)	20
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	6DA-33937

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

DEC 12 8 42 AM '72

FELIX Z. HUDSON II REGISTER
DAVIDSON COUNTY, TENN.

B87357

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 18,650.00 [illegible]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF Dec, 1972

[signature]
Notary Public

MY COMMISSION EXPIRES: May 19, 1976

(AFFIX SEAL)

For and in Consideration of the sum of Ten and no/100 ($10.00) Dollars---------- and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of and agreement DOLLARS by the Grantee herein to pay the principal balance now due, plus future interest, on a certain note, dated August 1, 1969, in the original principal sum of $15,750.00, payable to the order of Dobson & Johnson, Inc., secured by a deed of trust of record in Book 4352, page 1, R.O.D.C., payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein, and subsequently being assigned to Empire Savings Bank by an instrument of record in Book 4354, page 554, R.O.D.C., Raymond P. Binkley and wife, Gloria S. Binkley,

have bargained and sold, and by these presents do transfer and convey unto the said Don L. Goad, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 45 on the Map of Mashburn Heights Subdivision, as of record in Book 1835, page 1, Register's Office for said County.
Said Lot No. 45 fronts 89.6 feet on the north side of Live Oak Road and runs back between liesn 153.5 feet on the west line and 164.6 feet on the east line to a dead line in the rear on which it measures 75.5 feet.
Being the same property conveyed to Raymond P. Binkley and wife, Gloria S. Binkley, by deed from Jesse H. Gunn, Jr., and wife, Linda G. Gunn, of record in Book 4564, page 718, Register's Office for Davidson County, Tennessee.

Said conveyance is subject to the following:
Taxes for the year 1972 to be prorated as of the date of this deed.
Twenty-foot easement for public utility purposes along northerly line of premises,
10-foot easement for public utility purposes along westerly line of premises,
30-foot building setback line from Live Oak Road, and conditions of owner's certificate, as shown on plan of record in Book 1835, page 1, Register's Office Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 1785, page 133, and Book 1850, page 439, Register's Office for Davidson County, Tennessee.

Grantee shall have the right of possession to the property on or before January 10, 1973.

WD-2

This is ~~unimproved~~ ( ) improved (XX) property, known as 2621 Live Oak Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Don L. Goad, his heirs and assigns, forever.

And we do covenant with the said Grantee 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. except as noted herein.

And we, Raymond P. Binkley and wife, Gloria S. Binkley, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Don L. Goad, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 11th day of December, 1972

Raymond P. Binkley

Gloria S. Binkley

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jacksonn Howell, a Notary Public in and for said County and State, the within named Raymond P. Binkley and wife, Gloria S. Binkley,

the bargainors, 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 11th day of December, 1972

Jacksonn Howell, Notary Public.

Commission expires May 17, 1974

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

DEC 12 72 CONV 18,650.00
DEC 12 72 S TAX A* 48.36
DEC 12 72 PR FEE A* .50
DEC 12 72 W DEED A* 4.00 * 52.86

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 .....