BOOK 4673 PAGE 27 Form No. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$43,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 19 73

Notary Public W.K. Georgas, Jr.

MY COMMISSION EXPIRES: 5-10-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. D. Binkley et ux (NAME)	Mortgage Associates, Inc. (NAME)	GO 18906
Hasty Drive, Rt. 4 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	25-14
Goodlettsville, Tenn. (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	9

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, Fran Tinnin et ux Judi A. Tinnin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. D. Binkley et ux Emily G. 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:

LAND in Davidson County, Tennessee, being Lot No. 48 on the Plan of Solitude Acres, Section 2, Part 2, as of record in Book 4300, Page 138, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the westerly margin of Hasty Drive measuring 150 feet to a point of curve with a 25 foot radius; thence 39.27 feet along said curve to a monument; thence 204.4 feet in an easterly direction to a point; thence 175 feet in a southerly direction to a monument; thence 229.4 feet in a westerly direction to the point of beginning.

BEING the same property conveyed to Fran Tinnin et ux Judi Tinnin by deed from Doyle R. Hasty et ux Ruby W. Hasty of record in Book 4638, Page 294, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in Book 4603, Page 703, aforesaid Register's Office.

This is unimproved ( ) improved (X) property, known as Route 4, Hasty Drive, Goodlettsville, Tenn. 37072
(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 hand s this 15th day of January, 19 73

Fran Tinnin

Judi A. Tinnin

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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 Fran Tinnin et ux Judy A. Tinnin

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of January 19 73.

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 upon (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he) as such (they) and , 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
FRAN TINNIN ET UX

TO
JUDI A. TINNIN

J. D. BINKLEY ET UX
EMILY G. BINKLEY

B 9 1 5 7 1

IDENTIF. REFERENCE

JAN 18 10 45 AM '73
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN 18 73	CONV	43,350.00			
JAN 18 73	S'TAX		A*	112.58	
JAN 18 73	PR'FEE		A*	.50	
JAN 18 73	W'DEED		A*	4.00	* 117.08

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