BOOK 4676 PAGE 469

This instrument prepared by:
Thomas E. Stewart, Attorney,
223 Madison Street, Madison,
Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JERRY D. BINKLEY, ET UX,	Same	
PATSY A. BINKLEY (NAME)	(NAME)	61-14
606-N. 2nd St (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	49
Nash. Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pcl

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00) *Dollars,*

cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged,

JAMES H. WITT AND WIFE, RUTH S. WITT,

have this day bargained and sold, and do hereby transfer and convey unto the said

JERRY D. BINKLEY AND WIFE, PATSY A. BINKLEY, their

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

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Maplewood Heights Subdivision, a plan of which is of record in Book 547, page 77, Register's Office for said County.

Said Lot No. 8 fronts 100 feet on the easterly side of Saunders Avenue and runs back between parallel lines 300 feet to the right of way of the L & N Railroad.

Being the same property conveyed to James H. Witt and wife, Ruth S. Witt, by deed from Bernice Cohen Marx of record in Book 4620, page 686, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 4,000.00

Subscribed and sworn to before me, this the 23rd day of January, 1973.

Affiant Jerry D. Binkley

My commission expires 4-28-73 (Affix Seal)

Notary Public W. L. Witt

This is unimproved (X) improved ( ) property, known as Lot #8, Maplewood Heights, S/D., Nashville, Tenn.
(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

grantees, 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,* except as appears of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their

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

Witness our *hand* s *this* 23rd *day of* January, 1973, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James H. Witt

Ruth S. Witt

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, C. D. Witt, *a Notary Public in and for said County and State,* JAMES H. WITT AND WIFE, RUTH S. WITT

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 Madison, Tennessee, *this* 23 *day of* January, *19* 73.

C. D. Witt
Notary Public

Commission expires 4-27-73

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 ...

JAN29 CONV *4,000.00
JAN29 S'TAX A* 10.40
JAN29 PR'FEE A* .50
JAN29 W'DEED A* 4.00 * 14.90

WARRANTY DEED

FROM
JAMES H. WITT, ET UX

TO
JERRY D. BINKLEY, ET UX

Map 72 Parcel 107

B92769

IDENTIF. REFERENCE

JAN 29 1 54 PM '73

FELIX Z. W...SON, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS