maf

This Instrument Prepared By
Schulman, McCarley, Hollins and Pride
900 American Trust Building
Nashville, Tennessee

WARRANTY DEED

Address New Owner(s) as Follows: Send Tax Bills To: Map Parcel Numbers

Mr. W. B. Binkley SAME 161-11-A
444 Huntington Ridge Dr. 213
Nashville, Tennessee 37211

BOOK 4750 PAGE 936

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, Huntington Ridge Townhouse Development Corp., a Tennessee Corporation, Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said W. B. Binkley and wife, Winnie O. Binkley, Grantee(s), their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Lot # 213 on the plan of Huntington Ridge Townhouses as of record in Book 4675, page 9, Register's Office for Davidson County, Tennessee, reference to which plat is hereby made for a more complete and accurate description of said property, together with one membership in Huntington Ridge Homeowners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

BEING part of the same property conveyed to Huntington Ridge Townhouse Development Corp. by deed from Murff Development Co., as of record in Book 4529, page 827, and by deed of correction of record in Book 4717, page 754, said Register's Office.

This conveyance is made and accepted by the Grantee(s) herein subject to the Declaration of Covenants, Conditions and Restrictions filed by Huntington Ridge Townhouse Development Corp. as recorded in Book 4729, page 687, Register's Office for Davidson County, Tennessee.

This is improved property known as 444 Huntington Ridge Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to said W. B. Binkley and wife, Winnie O. Binkley, their heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out above,

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 31,223.00. Subscribed and sworn to before me, this the 28th day of September, 1973.

Jack Tyree
Affiant

NOTARY PUBLIC

My Commission Expires: Feb. 4, 1975 Notary Public Laurie S. Clemmons

a Declaration of Covenants, Conditions and Restrictions, as of record in Book 4729, page 687, Register's Office for Davidson County, Tennessee, and owners certificate, easement for roadways and utilities, all as shown on a plat of record in Book 4675, page 9, Register's Office for Davidson County, Tennessee.

It further binds itself and its representatives to warrant and forever defend the title to said real estate to said W. B. Binkley and wife, Winnie O. Binkley, their heirs and assigns, against the lawful claims of all persons.

Witness our hand this 28 day of Sept, 1973

HUNTINGTON RIDGE TOWNHOUSE DEVEOPERS, CORP.
GRANTOR

By: Jack Tyrrell
Financial Officer

GRANTEE(S):

W. B. Binkley

Winnie O. Binkley
Winnie O. Binkley

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Lewis S. Clemmons, a Notary Public in and for said County and State, W. B. Binkley and wife, Winnie O. Binkley, 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 Nashville, Tennessee, this 28 day of September, 1973.

Commission Expires: Feb. 4, 1975 Notary Public: Lewis S. Clemmons

STATE OF TENNESSEE)

COUNTY OF DAVIDSON) BOOK 4750 PAGE 938

Before me, Louise S. Clemmons, a Notary Public in and for the County and State aforesaid, personally appeared Jack Tyrrell, with whom I am personally acquainted, and who, upon oath acknowledged himself to be the Financial Officer of the Huntington Ridge Townhouse Development Corp., the within named bargainor, a corporation, and that he as such financial officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as financial officer.

Witness my hand and seal at office in Nashville, Tennessee, this 28 day of September, 1973.

Commission Expires: Feb. 4, 1975 Notary Public: Louise S. Clemmons

C 2 5 8 3 0

IDENTIF. REFERENCE

SEP 28 3 46 PM '73

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP28 CONV 31,223.00

SEP28 S'TAX A* 81.12

SEP28 PR'FEE A* .50

SEP28 WDEED A* 6.00 * 87.62