This instrument was prepared by: Robert L. Jackson, Attorney
507 American Trust Building
P. O. Box 2541
Nashville, Tennessee 37219

BOOK 4752 PAGE 259

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Bingham et ux	- Same -	2D - 14945
(NAME:)	(NAME:)	148
Route #1, Payne Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	131
Antioch, Tenn.		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of

TEN and no/100 -------- ($10.00) -------- *DOLLARS*

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Harrison L. Smith, Administrator of the Estate of Tollie Clifton Matthews, Deceased,

have bargained and sold, and by these presents do transfer and convey unto the said Robert Bingham and wife, Rona Mae Bingham,

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 5th Civil District of Davidson County, Tennessee, near the Town of Antioch, and being known as Tract 5 on a Plan made by Geo. W. Watkins, Surveyor, November 7, 1950, showing division of a 24-acre tract known as the Payne Lands, and described according to said survey as follows:

BEGINNING at an iron pin in the southerly margin of a 25 foot roadway at the common corner of Tracts 1, 2 and 5 on the west bank of a branch; thence with the line between Tracts 1 and 5, North 20° East 365 feet to a 16-inch locust on the west bank of said branch; thence South 84° East 186 feet to a 12-inch hackberry in the west line of the Hayes property; thence with Hayes' west line South 7° West 146 feet to an iron pipe at the north corner of Tract 6; thence with the line between Tracts 5 and 6, South 38° 30' West 337 feet to an iron pin in the north line of the Smith property, in the south line of said 25 foot roadway; thence with the south line of said roadway, along Smith's north line, North 44° West 118 feet to the beginning.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5,500.00

Subscribed and sworn to before me, this the 27 day of Sept 1973

Affiant

My commission expires: July 17 1977 (Affix Seal)

Notary Public

Being the same property conveyed to Tollie C. Matthews by deed from Elmer C. Neal and wife, Betty J. Neal, of record in Book 4294, page 241, Register's Office for Davidson County, Tennessee. The said Tollie C. Matthews died 16 January 1973, at the age of 63 years. This conveyance is made pursuant to an Order of record in Minute Book 228, page 406, Probate Court Clerk's Office of Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as Route #1, Payne Road, Antioch, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert Bingham and wife, Rona Mae Bingham, their *heirs and assigns, forever.*

And I *do covenant with the said* Robert Bingham and wife, Rona Mae Bingham, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Harrison L. Smith, Administrator of the Estate of Tollie C. Matthews, deceased, *do further covenant and bind* myself/my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert Bingham and wife, Rona Mae Bingham, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 27th *day of* September, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harrison L Smith Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ann Williams, a Notary Public in and for said County and State, the within named Harrison L. Smith, Administrator of Estate of Tollie C. Matthews, Deceased,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of September, 1973.

Ann Williams, Notary Public.

Commission Expires July 27, 1977.

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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 , this day of , 19 .

, Notary Public.

Commission Expires .

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 .

WARRANTY DEED

FROM

HARRISON L. SMITH, Administrator of Estate of Tollie Clifton Matthews, Deceased

TO

ROBERT BINGHAM et ux

OCT-3 73 COMM *5,500.00
OCT-3 73 STAX A* 14.30
OCT-3 73 FEE A* .50
OCT-3 73 RDED A* 8.00 * 22.80

C 2 6 3 9 1

IDENTIF. REFERENCE

OCT 3 3 15 PM '73

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201

mail to:
John Reynolds
507 American Trust
Bldg. Nashville Tenn