THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT
ATTORNEY, NASHVILLE, TENN.

BOOK 4753 PAGE 198

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
29 163 pcl	Mr/Mrs. James C. Binkley same as below	Guaranty Mortgage Co. 311 7th Avenue, North Nashville, Tennessee
FIELD BOOK NUMBER(S) 14D-44610	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 4249 Grays Point Road Joelton, Tennessee	LOAN OR ACCOUNT NO. 29474 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

OCT-5	CONV	29,500.00			
OCT-5	STAX		A*	76.70	
OCT-5	PRFEE		A*	.50	
OCT-5	WDEED		A*	4.00	* 81.20

ROBERT WAYNE WALLER, SR., UNMARRIED

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES C. BINKLEY and wife, JACQUELINE BINKLEY

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 3 on the Plan of Grays Point Estates, as of record in Book 4300, page 4.

Said Lot fronts 119.7 feet on the southerly side of Gray's Point Road and extends back 586.5 feet on the westerly line and 612.9 feet on the easterly line, to a dead line in the rear on which it measures 241 feet.

Being the same property conveyed to Robert Wayne Waller, Sr., by deed from Sue T. Viaches, as of record in Book 4634, page 135.

This conveyance is made subject to restrictions as set out in Book 4634, page 135, as follows: "The use of said property shall be governed by the Zoning Ordinances applicable to Estates B Property, as defined by the Metropolitan Government of Nashville and Davidson County, except that the present grantees and their heirs and assigns may keep horses and ponies."

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 3rd day of October, 1973.

Robert Wayne Waller Sr.
Robert Wayne Waller, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert Wayne Waller, Sr., unmarried the 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, the 3rd day of October, 1973.

My commission expires: 7-27-77

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October, 1973

MY COMMISSION EXPIRES: 7-27-77 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM ROBERT WAYNE WALLER, SR.

TO JAMES C. BINKLEY AND WIFE

C 26803

IDENTIF. REFERENCE

OCT 5 3 49 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail To: ORTALE, KELLEY, HERBERT & CRAWFORD
1400 First Am. Bk. Bldg.
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.