THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 4753 PAGE 204

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
39-176	Mr/Mrs C. D. Smith same as below	First Federal Savings & Loan Fourth & Union Nashville, Tenn.
FIELD BOOK NUMBER(S) 14D-11870	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) Old Hickory Blvd. Joelton, Tenn.	LOAN OR ACCOUNT NO.
		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 and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated October 14, 1969, in the original principal sum of $12,900.00, payable to First Federal Savings & Loan Association, in monthly installments of $90.30, including interest as set forth in said note, and being secured by a deed of trust executed by James C. Binkley and wife, to T. I. Holman, Jr., Trustee, as of record in Book 4372, page 551,

JAMES C. BINKLEY and wife, JACQUALINE R. BINKLEY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CLYMAN D. SMITH and wife, SHIRLEY N. SMITH

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 described according to a survey made by Wayne S. Cooper, Surveyor, dated August 7, 1967, as follows:

BEGINNING at a point in the center of Old Hickory Boulevard 293 feet south of the southwest corner of the Rice and Howell property; thence north 87 degrees east 701 feet; thence south 54 degrees 25 minutes east 115 feet; thence south 23 degrees 45 minutes east 110 feet; thence south 87 degrees 00 minutes west 797.2 feet; thence south 75 degrees west 112 feet to the center of Old Hickory Boulevard; thence with the center line of same, north 22degrees east 174.5 feet and north 16 degrees 30 minutes east 57 feet to the beginning, containing 3.13 acres, more or less.

Being the same property conveyed to James C. Binkley and wife, Jacqualine R. Binkley, by deed from George H. Sprinkles and wife, as of record in Book 4372, page 549.

The said Jacqualine R. Binkley, being the one and same person as Jacqueline R. Binkley.

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., Exeept as shown above and 1973 taxes which have been prorated and assumed by the buyers.

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.

Jacqualine R. Binkley
Jacqualine R. Binkley

James C. Binkley
James C. Binkley

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 James C. Binkley and wife, Jacqualine R. Binkley the bargainor(s), with whom I am personally acquainted, and who acknowledged that she 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

OCT-5 CONV 17,646.29
OCT-5 STAX A* 45.76
OCT-5 PRFEE A* .50
OCT-5 W'DEED A* 1.00

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 $ 17,646.29

Clyman D. Smith
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 JAMES C. BINKLEY AND WIFE

TO CLYMAN D. SMITH AND WIFE

C 26805

IDENTIF. REFERENCE

OCT 5 3 50 PM '73

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Mail to:

ORTALE, KELLEY, HERBERT & CRAWFORD
1400 Fin. & Ins. 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____.

My commission expires: _____