This instrument prepared by:
Williams, Shields & Wildman, Attys.
510 Gallatin Rd., South
Madison, Tenn. 37115

BOOK 4814 PAGE 747

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Henry Binkley (NAME)	First Federal S/L Assn. (NAME)	11D-35220
108 Diane Ct. (STREET ADDRESS OR ROUTE NUMBER)	4th and Union Street (STREET ADDRESS)	Map 42-11
Madison, Tenn. 37115 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Parcel 45

FOR AND IN CONSIDERATION of the sum of $10.00 OVC

Ten and no/100---------- *Dollars,* cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, a part of which is the assumption of one certain trust deed dated 8/20/73 and filed for record , in the office of the Register in Davidson County, Tennessee, in Book 4743 , page 938 and note of even date thereby secured, in the original principal amount of $33,500.00 payable to First & Mid-So.Mtg. Co. which debt the grantee assumes and agrees to pay as part payment of the purchase price.
The grantee further hereby assumes the obligations of Nicholas Robert Doenges and wife, Tomoe Doenges under the terms of the instrument creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

We, Nicholas Robert Doenges and wife, Tomoe Doenges
have this day bargained and sold, and do hereby transfer and convey unto the said
Henry Binkley and wife, Mildred L. Binkley, their
(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 10 on the Plan of Haven Acres, Section I as of record in Book 2331, page 89, Register's Office of Davidson County, Tennessee.

Said Lot No. 10 fronts 89.66 feet on the curving westerly margin of Diane Court and extends back 230.11 feet on the easterly line and 157.97 feet on the northerly line to a broken line in two sections at the rear measuring 414.65 feet thereon.

Being the same property conveyed to Nicholas Rober Doenges and wife, Tomoe Doenges by deed from Rex W. Stults and wife, Emogene C. Stults of record in Book 4743, page 936, Register's Office for Davidson County, Tennessee.

The above named Nicholas Rober Doenges is the same person as Nicholas Robert Doenges.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 38,017.93
Subscribed and sworn to before me, this the 6th day of May 19 74
My commission expires: 11/17/76 (Affix Seal)
Affiant Henry Binkley
Notary Public Diane G. Hooper

This is unimproved ( ) improved (XX) property, known as 108 Diane Ct., Madison, Tennessee
(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
HENRY BINKLEY AND WIFE, MILDRED L. BINKLEY, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* HENRY BINKLEY AND WIFE, MILDRED L. BINKLEY, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 6th *day of* May, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Nicholas Robert Doenges
Nicholas Robert Doenges

Tomoe Doenges
Tomoe Doenges

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority *, a Notary Public in and for said County and State,* Nicholas Robert Doenges and wife, Tomoe Doenges

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* 6th *day of* May *, 19* 74

Diane H Floyd *Notary Public*

Commission expires 11/17/76

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

Nicholas Robert Doenges et ux

TO

Henry Binkley et ux

C 5 4 0 1 7

IDENTIF. REFERENCE

MAY 13 12 11 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 13 72	CONV	38,017.97				
MAY 13 72	S'TAX		A*	98.80		
MAY 13 72	PR'FEE		A*	.50		
MAY 13 72	W'DEED		A*	4.00	*	103.30

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