ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Joe P. Binkley & Joel E. Vradenburg (NAME)	Same BOOK 4849 PAGE 47 (NAME)	Map 65
1601 Parkway Towers (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 7
Nashville, Tenn. 37219 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------Twenty Thousand ----------
----------($20,000.00)---------- DOLLARS

cash in hand paid by Joel E. Vradenburg, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Joe P. Binkley,

have bargained and sold, and by these presents do transfer and convey unto the said Joel E. Vradenburg

1/2 my undivided interest in

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being in the 4th Civil District of said County and State, being Lot No. 3 on an unrecorded plan made by R. B. Butler, Surveyor, on July 6, 1959, described as follows:

BEGINNING at a point in the southerly right of way of Highway 70N, said point being 205.04 feet from the northwest corner of Earhart's property; thence running south 61 degrees 48' west 170.15 feet to a point, thence running southeast 137.9 feet to a corner, said point lying in the middle of a stream; thence running northeast 174.9 feet to a point; thence running northwest 148.1 feet to the beginning, containing .58 acres, more or less.

Being the same property conveyed to Joe P. Binkley as the result of a Chancery Court hearing on September 26, 1968, of record in Book 4276, pp. 75 & 76, R. O. D. C., Tenn.

This conveyance is subject to liens of First American National Bank and Guaranty Mortgage Company, and outstanding taxes which are assumed by the seller.

unimproved ( )
This is improved (X) property, known as East Side Hwy. 70 North, (Lebanon Rd.) Hermitage, Tenn.
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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.

Witness our hands this 27th day of august, 19 74.

Joe P. Binkley

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named Joe P. Binkley

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, this 27th day of August, 1974.

My commission expires Commission Expires Aug. 2, 1976 Notary Public J. B. Smith

STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 20,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Joel P. Binkley

Sworn to and subscribed before me this 27th day of August, 1974.

My commission expires Commission Expires Aug. 2, 1976 Notary Public J. B. Smith

mail

This instrument was prepared by:

Joe P. Binkley, Attorney, 1601 Parkway Towers, Nashville, Tenn. 37219

Name Address

SEP-4-74 CONV 20,000.00
SEP-4-74 S'TAX A* 52.00
SEP-4-74 PR'FEE A* .50
SEP-4-74 W'DEED A* 4.00 * 56.50

WARRANTY DEED

FROM Joe P. Binkley

TO Joel E. Vradenburg

C 69702

IDENTIF. REFEREN

SEP 4 8 45 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219