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This instrument was prepared by
John L. Mitchell
CUNNINGHAM, MITCHELL & HICKS
CLARKSVILLE, TENNESSEE

BOOK 4861 PAGE 234

J. W. BINKLEY, ET AL
TO: DEED
JACK J. COHEN, ET UX., ET AL.

FOR A VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, we, J. W. BINKLEY, ELIZABETH B. McHOLLAND, ALLIE B. MITCHELL, EDDIE B. MOORE, LUCILLE H. FARMER, POLLY H. FARMER, ISABEL H. HARRELL, AND KATHERINE H. BUTCHER, the legal heirs of J. T. BINKLEY, deceased, have this day bargained and sold and do hereby transfer and convey a 1/2 undivided interest unto JACK J. COHEN and wife, BESSIE D. COHEN, as tenants by the entirety, and to their heirs and assigns forever, and a 1/2 undivided interest unto LEON GILBERT, his heirs and assigns forever, in and to the following described real estate, together with all improvements thereon, situated in the 8th Civil District of Davidson County, Tennessee, to-wit:

Being Lot No. 1 on the Plan of the Subdivision of part of Lot No. 16 of the Nichol Property in the 8th, formerly the 13th Civil District of said County, as of record in Plan Book 2, page 49, Chancery Court at Nashville.

Said Lot No. 1 fronts 70 feet on the northerly side of Buchanan Street, formerly Hydes Ferry Road, and runs back 170 feet on the westerly line with the easterly margin of 24th Avenue North, formerly Bridge Avenue, and 165 feet, more or less, on the easterly line to an alley, measuring 68 feet thereon.

Being the same proper conveyed to J. T. Binkley by deed from T. W. Davis, unmarried, as of record in Book 1250, page 44 of the Register's Office for Davidson County, Tennessee. J. T. Binkley died in September, 1957 and was survived by his widow, Mary Binkley and ~~five children~~, namely, J. W. Binkley, Elizabeth B. McHolland, Allie B. Mitchell, Eddie B. Moore, and Mae Holt. Mary Binkley died in September, 1974 and Mae Holt died in February, 1974, leaving four children, namely, Lucille H. Farmer, Polly H. Farmer, Isabel H. Harrell and Katherine H. Butcher.

one Brother + 4 Sisters

TO HAVE AND TO HOLD a 1/2 undivided interest in said real estate unto the said JACK J. COHEN and wife, BESSIE D. COHEN, as tenants by the entirety, and to their heirs and assigns forever, and a 1/2 undivided interest unto LEON GILBERT, his heirs and assigns forever.

Buyer + Seller
Jack J. Cohen et al
Stahlman Realty
Mail to: Same

WE COVENANT that we are lawfully seized and possessed of said real estate, that we have a good and lawful right to convey the same, that it is unencumbered, and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto signed on this the 12 day of Oct, 1974.

J. W. BINKLEY

ELIZABETH B. McHOLLAND

ALLIE B. MITCHELL

EDDIE B. MOORE

LUCILLE H. FARMER

POLLY H. FARMER

ISABEL H. HARRELL

KATHERINE H. BUTCHER

STATE OF TENNESSEE)
)
MONTGOMERY COUNTY)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, J. W. BINKLEY, LUCILLE H. FARMER, POLLY H. FARMER, ISABEL H. HARRELL, and KATHERINE H. BUTCHER, the within named bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, at office in Clarksville, Tennessee, on this the 12 day of OCT, 1974.

Notary Public

ROY C. BURTON NOTARY PUBLIC MONTGOMERY COUNTY

My commission expires: 16 Jun 75.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for said State and County, ELIZABETH B. McHOLLAND, ALLIE B. MITCHELL and EDDIE B. MOORE, the within named bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, at office, in Nashville, Tennessee on this the 12 day of October, 1974.

Notary Public

My commission expires: 16 Jun 75.

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IDENTIF. REFERENCE

OCT 16 11 08 AM '74

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

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $2,250.00 Affiant Lou Mitchell
Subscribed and sworn to before me this 16th day of October 1974
Deputy Register [illegible]

OCT 16 74	CONV	*2,250.00				
OCT 16 74	S'TAX		A*	5.72		
OCT 16 74	PR'FEE		A*	.50		
OCT 16 74	W'DEED		A*	6.00	*	12.22

ROY C. BURTON NOTARY PUBLIC COUNTY