BOOK 4894 PAGE 370 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,500.00

Mrs. Joan M. Scudder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF February 1975

Notary Public

MY COMMISSION EXPIRES: March 14 1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carl E. Cunningham, Attorney, 228 Shady Grove, Donelson, Tenn. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Frank G. Binkley (NAME)	Same (NAME)	71-11
1413 Stainback Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	264
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Mail a E

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joan Martin Scudder and husband, Bill F. Scudder

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank G. Binkley and wife, Kate Allen Binkley

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 60 and 61 on the Plat of The Highland Land Company's Subdivision, as of record in Book 421, page 14, in the Register's Office for said County.

Said Lots Nos. 60 and 61 front together 49 feet on the easterly side of Stainback Avenue and run back between parallel lines, 175 feet to an alley.

Being the same property conveyed to S. T. Martin and wife, Freddie Martin, by deed from Highland Land Company, of record in Book 1025, page 245, Register's Office for Davidson County, Tennessee, the said S. T. Martin and wife, Freddie Martin having since died, the said S. T. Martin having predeceased Freddie Martin and she having since devised said property to her only surviving child, Joan Martin Scudder, by her will of record in Will Book 108, page 8, Probate Clerk's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1413 Stainback Avenue, Nashville, Tennessee 37207
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 28th day of February, 1975

Joan Martin Scudder

Bill F. Scudder

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Joan Martin Scudder and Husband, Bill F. Scudder

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 28th day of February, 1975

Commission expires November 12, 1978

Carl E. Lowe
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

JOAN MARTIN SCUDDER ET VIR

TO

FRANK G. BINKLEY ET UX

C 89880

IDENTIF. REFERENCE

MAR 7 12 03 PM '75

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

MAR-7[illegible]	CONV	*8,500.00			
MAR-7[illegible]	S'TAX		A*	22.10	
MAR-7[illegible]	PR'EEE		A*	.50	
MAR-7[illegible]	W'DEED		A*	4.00	* 26.60

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.