BOOK 4935 PAGE 271

Prepared by: Almany Realtors
200 Woodruff Street
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dr. William J.Binkley,Jr.	Fidelity Federal Savings&Loan	
(NAME) 812 N. Summerfield	(NAME) 401 Union Street	42-3 p.122
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tenn. 37115	(STREET ADDRESS) Nashville, Tennessee	9
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100---------- ---------- *Dollars,*

Cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged.

We, Marvin M. Almany and wife Frances W. Almany

have this day bargained and sold, and do hereby transfer and convey unto the said Dr. William J. Binkley, Jr.

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot #10 on the Plan of Bonnie Brae, Section 5 as of recrod in Book 3600, Page 68, Register's Office for said county.

Said lot fronts 102.9 feet on the east side of Summerfield Drive as measured around a curve and runs back 287 feet on the north line and 251.1 feet on the south line to a dead line in the rear on which it measures 195.23 feet.

Being the same property conveyed to Marvin M. Almany and wife, Frances W. Almany by deed from Charles B. Buchannan and wife, as of record in Book 3898, Page 62, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 62,500.00

Subscribed and sworn to before me, this the 23rd day of July, 19 75

My commission expires: 11-13-77 (Affix Seal)

x [signature] M D
Affiant

[signature]
Notary Public

This is unimproved ( ) improved (X) property, known as 812 North Summerfield, Madison, Tenn. (House Number) (Street) P. O. Address:

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said [illegible] *(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* grantee, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 23rd *day of* July, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Marvin M. Almany

Frances W. Almany

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, C. Ann Hall, a Notary Public in and for said County and State, Marvin M. Almany and Frances W. Almany

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 official seal at Goodlettsville this 23rd day of July, 1975.

C. Ann Hall
Notary Public

Commission expires 11-13-77

C. ANN HALL NOTARY PUBLIC ! DAVIDSON COUNTY, TENN.

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.....

JUL 24 75 CONV 62,500.00
JUL 24 75 S'TAX A* 162.50
JUL 24 75 PR'FEE A* .50
JUL 24 75 W'DEED A* 4.00 * 167.00

560068-2

WARRANTY DEED

FROM
Marvin M. Almany and wife

TO
Dr. William J. Binkley, Jr.

D 0 8 2 1 5

IDENTIF. REFERENCE

JUL 24 2 41 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238