This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Earl C. Shacklett, et ux

TO

Charles E. Binkley, et ux

For draftsman's use

mail to ↙

This instrument prepared by:
JOHNSON & EDWARD
Attorneys-at-Law
600 Stahlman Building
Nashville, Tennessee 37201

BOOK 5000 PAGE 183

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Binkley, et ux (NAME)	SAME (NAME)	94-10-3
1711 9th Ave, North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	94-10-2
Nashville, Tenn. 37208 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

FEB 26 1 50 PM '76

FEE ... REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF ~~December~~ JANUARY, 1976

Notary Public

MY COMMISSION EXPIRES: 7-31-78

(AFFIX SEAL)

D 37645

TEN AND NO/100----------

For and in Consideration of the sum of

----------($10.00)----------

DOLLARS

Cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption by the GRANTEES, and their agreement to pay the outstanding principal loan balances more fully described in and secured by deeds of record in Book 4758, Page 511, and Book 4756, Page 263, Register's Office Davidson County, Tennessee.

2-26-76

Co. 75,000.00
St 195.00
Fee .50
Warr Deed 8.00

203.50

We, Earl C. Shacklett and wife, Helen B. Shacklett, Grantors, herein,

have bargained and sold, and by these presents do transfer and convey unto the said Charles E. Binkley and wife, Dorothy Mai Binkley, Grantees, herein,

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

TRACT NO. I: LAND in Davidson County, Tennessee, being part of Lot No. 10 on the plan of the W.B. Lewis property, as of record in Book 21, Page 92, Register's Office for said County, described according to a copy of a survey made by Southern Lane Surveying Company, Inc. (Job No. 2099) dated August 9, 1973, as follows: BEGINNING at a point in the southerly margin of Lebanon Road at a point 97 feet eastwardly from the southeast corner of the intersection of Lebanon Road and Rucker Avenue, as measured along the margin of Lebanon Road, and the curving portion thereof, said point being further identified as the northeast corner of Lot "B" on the Map of W.B. Omohundro's Subdivision of Lot 17 and parts of Lots Nos. 9 and 10 of the W.B. Lewis property of record in

Book 332, Page 170, said Register's Office; thence N 84° 50' 59" E along the southerly margin of Lebanon Road, 148 feet to a point; thence leaving said margin of said road, S 09° 32' 10" W,170.44 feet to a point in the northerly margin of an alley; thence westwardly along said margin of said alley, 150 feet to a point which is the southeast corner of said Lot "B"; thence northeastwardly with the easterly line of Lot "B", 170.96 feet to the point of beginning.

BEING the same property conveyed Earl C. Shacklett et ux, Helen B. Shacklett, by deed from Harry S. Overbey, et ux, of record in Book 4758, Page 511, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE is made subject to the following reservations of easements:

"Certain improvements located upon the premises adjoining on the westerly side of the land described herein being conveyed by the grantors to Earl C. Shacklett and being Lot "B" on the Map of W.B. Omonhundro's Subdivision of Lot 17 and parts of Lots 9 and 10 of the W.B. Lewis property of record in Book 332, Page 170, Register's Office for Davidson County, Tennessee, encroach over and upon said land described herein. An easement is expressly granted to the said Earl C. Shacklett and his successors in title for as long as said encroaching improvements shall stand and said easement shall terminate when said encroaching improvements are destroyed or removed.

"THERE is also granted to the grantees and his successors an easement for a sewer line across the rear portions of Lots 2,3, and 4 in the Re-Sub. of part of Lots 9 and 10, W. B. Lewis property made by Omohundro, of record in Book 332, Page 57, Register's Office for Davidson County,Tennessee, and for the use of a spetic tank and overflow filled on said Lot No. 2. Said easement for sewer and said easement for use of septic tank and overflow field shall cease and terminate 90 days after a public sewer facility is made available for the use of the owners of the tract herein conveyed.

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"THERE is further created for the benefit of the grantor and all future owners of the tract adjoining on the easterly side of the tract herein conveyed which said adjoining tract is being conveyed to W.T. Neal et ux, Georgia L. Neal, and being a part of Lot No. 10 on the Plan of the W.B. Lewis property, as of record in Book 21, Page 92, Register's Office Davidson County, Tennessee, the right to the use of the water meter on the within conveyed premises to service said adjoining property."

TRACT NO. II: LAND in Davidson County, Tennessee, being Lot "B" on the map of W. M. Omohundro's Subdivision of Lot No. 17 and parts of Lots 9 and 10 of the W. B. Lewis property, as of record in Book 332, Page 170, Register's Office for said County, described as shown on a survey made by Southern Land Surveying Co., Inc. (Job No. 2099) for Harry S. Overbey, dated August 9, 1973,to-wit: BEGINNING at a point in the southerly margin of Lebanon Road at the southeast corner of the intersection of Lebanon Road and Rucker Avenue; thence eastwardly with the southerly margin of Lebanon Road 97 feet to a point, which is the northeast corner of the lot;thence with the easterly line of the lot, southwestwardly 170.96 feet to the northerly margin of an alley; thence westwardly with said margin of said alley, 48.81 feet to the easterly margin of Rucker Avenue;thence N 06° 10' 22" W along said margin of Rucker Avenue, 166.13 feet to the point of beginning.

Form No. WD3a

BEING the same property conveyed Earl C. Shacklett and wife, Helen B. Shacklett, by deed from Harry S. Overbey et ux, of record in Book 4756, Page 263, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING RESERVATION OF EASEMENT:

"Certain improvements located upon the premises adjoining on the easterly side of the land described herein being conveyed by the grantors to R. L. Eatherly and being parts of Lots Nos. 9 and 10 on the plan of the W. B. Louis property, as of record in Book 21, Page 92, Register's Office for Davidson County, Tennessee, encroach over and upon said land described herein. An easement is expressly granted to the said R. L. Eatherly and his successors in title for as long as said encroaching improvements shall stand and said easement shall terminate when said encroaching improvements are destroyed or removed."

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This is { unimproved ( ) / improved ( ) } property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 Grantors 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.

And Grantors 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.

Witness our hand s this 8 day of December, 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.

Earl C Shacklett
EARL C. SHACKLETT

Helen B. Shacklett
HELEN B. SHACKLETT

Form No. WD3b

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 Earl C. Shacklett and wife, Helen B. Shacklett,

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 8 day of December, 19 75.

Notary Public

Commission Expires Jan. 24, 1976

STATE OF .....
County of .....

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

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....

day of....., 19.....

....., Notary Public

Commission Expires.....

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.....