PREPARED BY:
James L. Smith, Attorney
140 North Main Street
Goodlettsville, TN 37072

BOOK 5003 PAGE 403

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Richard C. Binkley, et ux	SAME	MAP 19-13
(NAME)	(NAME)	
405 Bass Avenue		PAR. 7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072		m-p
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------
---------- Dollars,
cash in hand paid by Richard C. Binkley and wife, Margie H. Binkley, and other good and valuable considerations, including the assumption of a deed of trust of record in Book 4856, page 507, Register's Office for Davidson County, Tennessee, to secure the payment of a note in the original principal amount of $11,000.00, payable to John R. Webb, Sr., and wife, Ada H. Webb.

Woodie Denson and wife, Mary T. Denson,

have this day bargained and sold, and do hereby transfer and convey unto the said Richard C. Binkley and wife, Margie H. Binkley, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Map of James M. Phipps' Addition to Goodlettsville, as of record in Book 547, page 151, Register's Office for Said County.

Said Lot No. 32 fronts 50 feet on the easterly side of Bass Avenue and runs back 154.6 feet on the northerly line and 162.5 feet on the southerly line along the northerly margin of an alley, to the westerly line of an unnamed street, now called Church Street, measuring 50 feet thereon.

Being the same property conveyed to Woodie Denson and wife, Mary T. Denson, by deed from John R. Webb, Sr., and wife, Ada H. Webb, of record in Book 4856, page 114, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,500.00

Subscribed and sworn to before me, this the 1st day of March 1976

x Woodie Denson
Affiant

My commission expires: June 12 1979 (Affix Seal)

Patricia A. Norman
Notary Public

This is unimproved ( ) improved (X) property, known as 405 Bass Street, Goodlettsville, TN 37072
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Richard C. Binkley and wife, Margie H. Binkley, their

(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, except as noted herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Richard C. Binkley and wife, Margie H. Binkley, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 1st day of March, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Woodie Denson

Mary T. Denson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mudrewood, *a Notary Public in and for said County and State,* Woodie Denson and wife, Mary T. Denson, Woodie Denson Mary T. Denson *the within named 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 Madison, Tenn. *Tennessee this* 1st *day of* March, *19*76.

Notary Public

Commission expires 11-1-77

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 .....

MAR-8[76]	CONV	16,500.00			
MAR-8[76] S'TAX			B*	42.90	
MAR-8[76] PR'FEE			B*	.50	
MAR-8[76]	W'DEED		B*	4.00	* 47.40

WARRANTY DEED

FROM

WOODIE DENSON, ET UX

TO

RICHARD C. BINKLEY, ET UX

D 39153

IDENTIF. REFERENCE

MAR 8 11 00 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
Greenhills Office
3815 Clephorn Ave.
Phone 298-2661
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS