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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Marvin Edward Binkley Et Ux

TO

James L. Jackson,Jr. Et Ux

For draftsman's use

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Jackson,Jr. (NAME)	SAME (NAME)	159-2
1211 Carl Seyfert Memorial Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	32
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

D 42665

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

APR 1 9 18 AM '76

FELIX P. ROLLAND REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 22,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March 19 76

Notary Public

MY COMMISSION EXPIRES: 1-31-78

(AFFIX SEAL)

NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of ----------TEN AND NO/100----------

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

cash in hand paid by JAMES L. JACKSON,JR. and other good and valuable considerations, receipt of which is hereby acknowledged,

MARVIN EDWARD BINKLEY and wife, JOY G. BINKLEY

have bargained and sold, and by these presents do transfer and convey unto the said

JAMES L. JACKSON,JR. and wife, DELORES JACKSON

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 Lot No. 4 on the Plat of Galaxy Estates, of record in Plan Book 4175, Page 77, Register's Office for said County.

SAID Lot No. 3 fronts 153.47 feet on the south margin of Carl Seyfert Memorial Drive, and extends back 313 feet on the east side and 286.70 feet on the west side to a dead line in the rear and measures 341.06 feet.

BEING the same property conveyed to Marvin Edward Binkley and wife, Joy G. Binkley, by deed from Ford & Clayton Homebuilders, a partnership, of record in Book 4354, Page 135, Register's Office for said County.

This conveyance is subject to the recorded plan which shows an owner's certificate, and a setback line to be established by Forest Hills, and a 10-foot easement for public utilities and drainage along the rear line of said lot.

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This is unimproved (X) improved ( ) property, known as Lot 3 Galaxy Estates (House Number) (Street) Nashville 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 JAMES L. JACKSON, JR. and wife, DELORES JACKSON their heirs and assigns, forever.

And we do covenant with the said JAMES L. JACKSON, JR. and wife, DELORES JACKSON 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., except as of record.

And we, Marvin Edward Binkley and wife, Joy G. Binkley do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES L. JACKSON, JR. and wife, DELORES JACKSON, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 24th day of March, 1976

Marvin Edward Binkley
MARVIN EDWARD BINKLEY

Joy G. Binkley
JOY G. BINKLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marvin Edward Binkley and wife, Joy G. Binkley

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 24th day of March, 19 76

JOE P. HOLLAND NOTARY PUBLIC DAVIDSON COUNTY, TENN.

, Notary Public

Commission expires 1-31-78

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 .

APR-1 CONV 22,800.00
APR-1 S TAX B* 59.28
APR-1 PR FEE B* .50
APR-1 W DEED B* 4.00 * 63.78

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires