ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
JOHN M. BINKLEY ET UX JULIA DIANNE Y. BINKLEY 900 Crescent Hill Road (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37206 (CITY) (STATE) (ZIP CODE)	John W. Murphree Company (NAME) 1283 Murfreesboro Road (STREET ADDRESS) Nashville, Tennessee 37217 (CITY) (STATE) (ZIP CODE)	15DA-51230 83-7-232

WARRANTY DEED

For and in consideration of the sum of TEN and no/100----------
----------($10.00)---------- DOLLARS

cash and other good and valuable consideration, the receipt of which is hereby acknowledged, Fred A. Bunch and wife, Beverly A. Bunch,

have bargained and sold, and by these presents do transfer and convey unto the said John M. Binkley Et ux Julia Dianne Y. Binkley

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

BEING Lot No. 61 on the Plan of Roselawn Subdivision, of record in Book 2133, Page 1, Register's Office for said County.

SAID Lot No. 61 fronts 84 feet on the southerly side of Crescent Hill Road and runs back between lines 129 feet on the westerly line and 124.7 feet on the easterly line to a dead line on which it measures 84.9 feet.

BEING the same property conveyed to Fred A. Bumcn and wife, Beverly A. Bunch by deed from Carl T. Mann and wife, Marie Hutchens Mann, of record in Book 4354, Page 436, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 900 Crescent Hill Road
(House Number) (Street)
Nashville, Tennessee 37206
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 27th day of April 1976

Fred A. Bunch
Fred A. Bunch

Beverly A. Bunch
Beverly A. Bunch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred A. Bunch and wife, Beverly A. Bunch

the 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 Nashville, Tennessee, this 27th day of April, 1976.

My commission expires Nov. 10, 1979 Notary Public Betty N. Todd

Betty N. Todd

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 25,750.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

John M. Binkley

Sworn to and subscribed before me
this 27th day of April, 19 76.

My commission expires Nov. 10, 1979 Notary Public Betty N. Todd

Betty N. Todd

This instrument was prepared by:

Name	Address
James I. Vance Berry, Attorney	First American Center, Nashville, Tenn. 37323

Please return to: John W. Murphree Company
1283 Murfreesboro Road, Nashville, Tennessee 37217

APR 29	CONV	25,750.00		
APR 29	S'TAX	B*	66.82	
APR 29	PR'FEE	B*	.50	
APR 29	W'DEED	B*	4.00	* 71.32

WARRANTY DEED

FROM FRED A. BUNCH ET UX

TO JOHN M. BINKLEY ET UX

D 46874

IDENTIF. REFERENCE

APR 29 10 03 AM

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219