WARRANTY DEED

BOOK 5029 PAGE 195

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Binkley Realty Inc (NAME)	Same (NAME)	138
Central Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	10-93
Hermitage Tenn (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of TEN AND NO/100 ($10.00) *DOLLARS*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

We, H. L. Ridley and wife, Blanche C. Ridley,

/ *have bargained and sold, and by these presents do transfer and convey unto the said* Binkley Realty, Inc., its successors

~~xhxxx~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A certain tract of land in the Fourth Civil District of Davidson County, Tennessee, formerly in the First Civil District of Rutherford County, Tennessee, described as follows:

Beginning at a stone in the southeast corner of John Castleman's fence; thence north with Castleman to a stake; thence east with Castleman to a stake in the northeast corner with ash tree pointer; thence south with Ozment to John Boner to a stake; thence south with Boner to a stake; thence south with Boner to Hartman; thence south to Daniels; thence west with Daniels to point of beginning, containing 50 acres, more or less.

Being the same property conveyed to H. L. Ridley and wife, Blanche C. Ridley, by deed from Clara Ruth Ridley, Trustee, of record in Book 3283, page 160, Register's Office for Davidson County, Tennessee.

Included in the above described property but expressly excluded therefrom are the 2.2 acres, more or less, conveyed to Metropolitan Government of Nashville-Davidson County, Tennessee by deed from H. L. Ridley and wife, Blanche C. Ridley, of record in Book 4167, page 588, Register's Office for Davidson County, Tennessee.

The above described property conveyed by this instrument now consists of two tracts of land, one containing approximately 44.86 acres and one tract containing approximately 2.94 acres, each lying on the opposite side of South Mt. Juliet Road.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 38,520.00

Subscribed and sworn to before me, this the 26th day of May 1976

Carl Bentley Jr.
Affiant

My commission expires: _____ (Affix Seal)

W. Williams
Notary Public
Dep Reg.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Binkley Realty, Inc., its successors ~~heirs~~ *and assigns, forever.*

And we *do covenant with the said* Binkley Realty, Inc. *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 we, H. L. Ridley and wife, Blanche C. Ridley, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Binkley Realty, Inc., its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 25 *day of* May, *19*76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Mrs. Blanche C. Ridley
x H. L. Ridley

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Louise M Duke, a Notary Public in and for said County and State, the within named H. L. Ridley and wife, Blanche C. Ridley,

the bargainor, 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 25 day of May, 1976.

Louise M Duke, Notary Public.

Commission Expires 9-30-77

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.....

WARRANTY DEED

FROM

H. L. RIDLEY, ET UX

TO

BINKLEY REALTY, INC.

D 50953

IDENTIF. REFERENCE

MAY 26 11 31 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

PEDIGO & SAINDON

MAY26%	CONV	38,520.00			
MAY26%STAX			B*	100.10	
MAY26%PRFEE			B*	.50	
MAY26%	WDEED		B*	8.00	* 108.60