BOOK 5030 PAGE 30

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Robert E. Binkley II etux (NAME)	John W. Murphree Company (NAME)	149-5-44
4845 Barclay Square Dr. (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Road (STREET ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00----------
Ten and no/100---------- DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations,

RANDALL PHILLIPS BUILDERS, INC.,

have bargained and sold, and by these presents do transfer and convey unto the said ROBERT E. BINKLEY II AND WIFE, MELANIE J. 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. 58 on the Plat of Barclay Square, Section 3, of record in Plat Book 4675, page 154, Register's Office for said County.

Beginning at a point in the westerly margin of Barclay Square Drive at the common front corner of Lots 58 and 59; thence with the line between said two lots west 81.62 feet to a point said point being the common rear corner of Lots 57 and 58; thence with the line between Lots 57 and 58, North 9° 27' 35" West 106.78 feet to a point in the southerly margin of Apollo Drive; thence with the margin of the same in an easterly direction 83.90 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.00 feet; thence around said curve 42.99 feet to a concrete monument in the westerly margin of Barclay Square; thence with the margin of the same North 05° 41' 35" East 100.22 feet to the point of beginning.

Being part of the property conveyed to Randall Phillips Builders,Inc. by deed from James I. Vance Berry, Trustee of record in Book 4577 page 640, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 4845 Barclay Square Drive (House Number) (Street)
Antioch, Tennessee 37013
(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 May, 19 76.

Randall Phillips Builders, Inc.

By: Lunsford M. Hollins Jr.

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STATE OF TENNESSEE
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____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Sandra L. Nolan, a Notary Public of the State and County aforesaid, personally appeared Lunsford M. Hollins Jr. ~~xxxxxx~~ with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice Pres. ~~xxxxx~~ and _____ respectively of the Randall Phillips Builders, Inc., the within named bargainor, a corporation, and that he as such Vice Pres. ~~xxxxx~~ 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 Lunsford M. Hollins Jr. as such Vice President and attesting the same by the said ~~xxxxxxxxxxxxxxxxxx~~ as such ~~xxxxxxxxx~~.

Witness my hand and seal at office in Nashville, Tennessee, this 27th day of May, 1976

Sandra L. Nolan Notary Public

Commission expires 7/27/77

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 28,575.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Robt E. Binkley II

Sworn to and subscribed before me this 27th day of May, 1976.

My commission expires 7/27/77 Notary Public Sandra L. Nolan

This instrument was prepared by:

C.H.Briley Jr., Atty. 344 4th Ave. North Nashville, Tennessee

Name Address

JUN-1 76 CONV 28,575.00
JUN-1 76 S'TAX B* 74.36
JUN-1 76 PR'FEE B* .50
JUN-1 76 W'DEED B* 4.00 * 78.86

WARRANTY DEED
G-243852 SN
FROM
Randall Phillips Builders, Inc.
TO
Robert E. Binkley II et ux

D51454

IDENTIF. REFERENCE

JUN 1 9 43 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

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

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX