BOOK 5038 PAGE 790

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Binkley Realty Inc (NAME)	(NAME)	
Central Pike (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	65-9
Hermitage Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	96 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, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4720, page 741, Register's Office for Davidson County, Tennessee.

We, Joseph A. Peercy and wife, Melissa D. Peercy

have this day bargained and sold, and do hereby transfer and convey unto the said

Binkley Realty, Inc., its successors

~~successors,~~ heirs and assigns, *certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Sherwood Forest, Section 3, as of record in Plat Book 4460, page 81, Register's Office for said County, to which said plan reference is hereby made.

Being the same property conveyed to Joseph A. Peercy and wife, Melissa D. Peercy by deed from Johnson Homes, Inc. of record in Book 4720, page 739, 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 $ 27634.69

Subscribed and sworn to before me, this the 22 day of June 1976

Affiant

My commission expires: 6/11/80 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as (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

Binkley Realty, Inc., its successors

~~successors~~ 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 above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Binkley Realty, Inc., its successors

~~successors~~, heirs and assigns, *against the lawful claims of all persons.*

Witness our hand s *this* 22nd *day of* June, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joseph A. Peercy

Melissa D. Peercy

This Instrument Was Prepared By

Wendy W. Pedigo

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary E. Binkley, *a Notary Public in and for said County and State,*
Joseph A. Peercy and wife, Melissa D. Peercy
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 Nashville, *Tennessee, this* 23 *day of* June, *19* 76.

Mary E. Binkley *Notary Public*

Commission expires 6/11/1980

BINKLEY & PUBLIC NOTARY DAVIDSON COUNTY

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 .....

JUN 25 76 CONV 27,634.69
JUN 25 76 S'TAX B* 71.76
JUN 25 76 PR'FEE B* .50
JUN 25 76 W'DEED B* 4.00 * 76.26

WARRANTY DEED

FROM
JOESPH A. PEERCY, ET UX
TO
BINKELY REALTY, INC.

D 55341

IDENTIFICATION REFERENCE

JUN 25 8 33 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON