| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Albert L. Simpson, et ux (NAME) | First Federal Savings & Loan (NAME) | 60-3-131 |
| 160 Oak Valley Drive (STREET ADDRESS OR ROUTE NUMBER) | Union at Fourth (STREET ADDRESS) | |
| Nashville, Tennessee 37207 (CITY) (STATE) (ZIP CODE) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE) | |

# WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

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

we,

Roy Harold Binkley and wife, Kitty Rice Binkley

have bargained and sold, and by these presents do transfer and convey unto the said Albert L. Simpson and wife, Aileen L. Simpson

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

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Oak Park Subdivision, Section One, as of record in Book 3600, page 84, Register's Office for said County.

Said Lot No. 20 fronts 100.0 feet on the southerly side of Oak Valley Drive and extends back 173.51 feet on the westerly line 151.44 feet on the easterly line to a line in the rear which is a broken line, measuring 121.85 feet thereon.

Being the same property conveyed to Roy Harold Binkley and wife, Kitty Rice Binkley by deed of record in Book 3990, page 625, Register's Office for Davidson County, Tennessee.

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This conveyance is subject to easements, restrictions, set-back lines of record, and taxes for the current year applicable to said property.

unimproved ( )
This is improved (XX) property, known as 160 (House Number) Oak Valley Drive (Street)
Nashville, Tennessee 37207
(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 22 day of July, 19 76.

Roy Harold Binkley
ROY HAROLD BINKLEY

Kitty Rice Binkley
KITTY RICE BINKLEY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Roy Harold Binkley and wife, Kitty Rice Binkley

the bargainor, ~~is~~, 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 7th day of July, 1976

My commission expires Sept 7-1977 Notary Public H. G. Bass

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 $ 47,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Roy Harold Binkley

Sworn to and subscribed before me
this 7th day of July, 1976

My commission expires Sept 7-1977 Notary Public H. G. Bass

This instrument was prepared by:
*This instrument prepared by*

| Name | Address |
|---|---|
| STEPHENSON AND LACKEY | First Federal Building<br>Nashville, Tennessee 37219 |

JUL 23 76 CONV 47,500.00
JUL 23 76 S'TAX B* 123.50
JUL 23 76 PR'FEE B* .50
JUL 23 76 W'DEED B* 4.00 * 128.00

WARRANTY DEED

FROM

ROY HAROLD BINKLEY AND WIFE,

KITTY RICE BINKLEY

TO

ALBERT L. SIMPSON AND WIFE,

AILEEN L. SIMPSON

D 59868

IDENTIF. REFERENCE

JUL 23 1 50 PM '76

FEE & TAX REGISTER
DAVIDSON COUNTY, TENN.

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