This instrument was prepared by James A. Lazenmann, Attorney at Law, 320 Gallatin Road, Madison, Tennessee.

BOOK 5103 PAGE 401

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Lewis E. Binkley | Helen Shores | Map 69-16 |
| (NAME) | (NAME) | |
| 3400 Hydes Ferry Pike | P. O. Box 17493 | Parcel 157 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | Nashville, Tennessee 37217 | 13DA61175 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and No/100---------- ($10.00)---------- *Dollars,*

cash in hand paid by the said grantee, hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, J. J. Poole, a Widower, hereinafter called the grantor,

*have this day bargained and sold, and do hereby transfer and convey unto* Lewis E. Binkley, herein called the grantee, his

XXXXXXXXXX *heirs and assigns.*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the easterly 7 feet of the southerly 140 feet of Lot No. 22 and the southerly 140 feet of Lot No. 23 on the Map of Ashton's Subdivision of the L. M. Lewis Farm in Bordeaux, Tennessee, of record in book 421, page 19, Register's Office for said County.

Said parts of Lots Nos. 22 and 23 front together 114 feet on the northeasterly side of Old Hydes Ferry Pike, and run back between parallel lines with the northwesterly margin of Manchester Avenue, 140 feet to a dead line.

Being the same property conveyed to J. J. Poole and wife, Georgia Poole, by deed from S. R. Tucker, a widower, of record in book 3956, page 100, said Register's Office. The said Georgia Poole having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this tranefer is $ Love

Subscribed and sworn to before me, this the 4th day of April, 1979

Affiant

My commission expires: May 12, 1980 (Affix Seal)

Notary Public

This is unimproved ( ) This is improved (X) 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* grantee, his XXXXXXXXX *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee, his XXXXXXXXX *heirs and assigns, against the lawful claims of all persons.*

*Witness my hand this 4th day of April, 1979, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Witnesses to mark:

1. James A. Lazenmann

2. Mrs. Ragsdill Tucker

J. J. Poole

his (X) mark

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* J. J. Poole, a widower

*the within named bargainor, with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Madison, Tennessee,
*this* 4th *day of* Jan, *19* 77

Myra L. Brown *Notary Public*

*Commission expires* May 12, 1980

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

J. J. Poole, a widower

TO

Lewis E. Binkley

Return to:

FELLER BROWN REALTY & AUCTION
212 Madison Street
Madison, Tennessee 37115

D 84060

JAN 5 8 38 AM '77

Compliments of
**Madison Title Company**
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

| | | | | | |
|---|---|---|---|---|---|
| JAN-67 | CONV | *9,000.00 | | | |
| JAN-67 | S'TAX | | B* | 23.40 | |
| JAN-67 | PR'FEE | | B* | .50 | |
| JAN-67 | W'DEED | | B* | 4.00 | * 27.90 |