THIS INSTRUMENT PREPARED BY: Thomas E. Stewart, Attorney at Law
Suite 108, 223 Madison, Street
Madison, Tennessee 37115

WARRANTY DEED

BOOK 5105 PAGE 810

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dr. William J. Binkley, Jr. et ux	Fidelity Federal Savings & Loan	Map 42-3
812 Summerfield	401 Union Street	Parcel 122
Madison, Tennessee 37115	Nashville, Tennessee	

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,

WILLIAM J. BINKLEY, JR. hereinafter referred to as Grantor

have this day bargained and sold, and do hereby transfer and convey unto the said PATTY DAVIS BINKLEY a sixty-five percent interest (as tenants-in-common) in and to the property herein conveyed to the end that fee simple ownership is now vested in WILLIAM J. BINKLEY, JR. a thirty-five percent interest, and wife, PATTY DAVIS BINKLEY, a sixty-five percent interest as tenants in common with full rights of survivorship, hereinafter referred to as Grantees, their heirs and assigns forever, the following described real estate:

LAND IN Davidson County, Tennessee, being Lot No. 10 on the Plan of Bonnie Brae, Section 5, as of record in Book 3600, page 68, Register's Office for Davidson County, Tennessee, described as follows:

SAID LOT fronts 102.9 feet on the east side of Summerfield Drive as measured around a curve and runs back 287 feet on the north line and 251.1 feet on the south line to a dead line in the rear on which it measures 195.23 feet.

BEING the same property conveyed to Dr. William J. Binkley, Jr., by deed from Marvin M. Almany and wife, Frances W. Almany, of record in Book 4935, page 271, Reigstef's Office for Davidson County, Tennessee.

Patty Davis Binkley joins in this conveyance to convey any right, title, and interest she might have in and to said property both past, present and future for any dower, homestead or any other rights all to the extent that the intent and purpose of this instrument might be carried out.

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

Subscribed and sworn to before me, this the 1st day of December 19 76

Affiant Patty Davis Binkley

My commission expires: 2-21-79 (Affix Seal)

Notary Public Ronald B. Befkin

This is unimproved ( ) improved (X) property, known as 812 N. Summerfield, Madison, Tennessee 37115
(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 Grantees, their (successors), 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, except as appears of record.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 1st day of December, 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 William J. Binkley
William J. Binkley, Jr.

X Patty Davis Binkley
PATTY DAVIS BINKLEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM J. BINKLEY, JR. and PATTY DAVIS BINKLEY

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 15th day of Dec., 1976.

Ronald B. Buchanan
Notary Public

Commission expires 2-21-79

RONALD B. BUCHANAN NOTARY PUBLIC 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.....

JAN 14 77 CONV 45,500.00
JAN 14 77 S'TAX B* 118.30
JAN 14 77 FR'FEE B* .50
JAN 14 77 W'DEED B* 4.00 * 122.80

WARRANTY DEED

FROM
William J. Binkley, Jr.

TO
William J. Binkley, Jr. and wife, Patty Davis Binkley

D 8 5 1 9 4

REFERENCE

JAN 14 9 11 AM '77

REGISTER

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115