WARRANTY DEED

BOOK 5118 PAGE 978

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,500.00

Maurice G. Holland, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF February, 1977.

Marbut Glenn Gaston
Notary Public

MY COMMISSION EXPIRES: 5-29-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Marbut Glenn Gaston, Jr. (NAME) Suite 303, 4515 Harding Road Nashville, TN 37205 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maurice G. Holland, Jr. et ux (NAME)	Mortgage Corp. of the South (NAME)	Map 39
5111 Clarksville Hwy. (STREET ADDRESS OR ROUTE NUMBER)	2119 Sixth Avenue, North (STREET ADDRESS)	Parcel 31
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35203 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Mary E. Binkley, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maurice G. Holland, Jr. and wife, Annie R. Holland

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 14th Civil District, formerly the 24th Civil District of Davidson County, Tennessee, being the southwest part of Lot No. 1 on the Map of J.M. Mayo's Subdivision, of record in Will Book 30, page 175, of the County Court for said County, described as follows:

BEGINNING at a stone at the southwest corner of said Lot 1 in the northeast margin of Dry Fork Road and the south margin or bank of Dry Fork Creek; thence South 67 deg. East 188.1 feet to a stone in the south bank of the creek; thence leaving said creek South 23 deg. West 26.40 feet to a stake in the northeast margin of Dry Fork Road; thence with the northeast margin of said road, South 67 deg. East 141.40 feet to a stone, the southwest corner of the property conveyed to William Bryan Ward and wife, By deed of record in Book 1236, page 660, Register's Office for said County; thence with Ward's west line North 30 deg. East 382 feet to a stone in the southwest margin of Highway No. 112; thence with the southwest margin of said Highway, westerly 256 feet to a stone in George W. Carney's East line; thence with Carney's Easterly line, South 38½ deg. West 411 feet to the point of beginning, containing 3 acres, more or less.

Being the same property to Bertie S. Binkley and wife, Mary E. Binkley by deed from George Hazelwood and wife, Louise Hazlewood of record in Book 3340, page 299, Register's Office for Davidson County, Tennessee.

The said Bertie S. Binkley having since died.

Subject to 1977 Taxes, a lien but not yet due and payable.

This is unimproved ( ) improved (X) property, known as 5111 Clarksville Hwy. (House Number) (Street) Nashville (P. O. Address) (City or Town) 37207 (Postal Zip)

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. Wherever 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 my hand this 25th day of February, 19 77

Mary E. Binkley
MARY E. BINKLEY

BOOK 5118 PAGE 979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Mary E. Binkley, a widow

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

Witness my hand and official seal at Nashville, Tennessee, this 25th day of February, 19 77

Commission Expires 5-29-77 _____, Notary Public.

STATE OF _____
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon { his oath / their several oaths } acknowledged { himself / themselves } to be the _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that { he / they } 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 official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____ Notary Public

FEB28	CONV	51,500.00			
FEB28	S'TAX		B*	133.90	
FEB28	PR'FEE		B*	.50	
FEB28	W'DEED		B*	4.00	* 138.40

WARRANTY DEED

FROM
Mary E. Binkley
A widow

TO
Maurice G. Holland, Jr. et ux
Annir R. Holland

TITLE INSURED BY POLICY NUMBER:

D 9 1 1 2 2

The Associates, Inc. TITLE REFERENCE FEB 28 10 [illegible] '77 Shelby County Library of Section

Compliments of
Title Associates, Inc.
REPRESENTING
U.S.LIFE TITLE INSURANCE
Company of New York