FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,385.39

Joyce M Binkley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April 19 77

Betty G Stevens
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 24th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry M. Binkley, et ux (NAME)	Third National Mortgage Corp. (NAME)	Map 162-6
113 Valley Way Drive (STREET ADDRESS OR ROUTE NUMBER)	Third National Bank Building (STREET ADDRESS)	Map 272
Antioch , Tenn. - 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. (CITY) (STATE) (ZIP)	5DU-60152

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, CARL DWIGHT BROOKS and wife, JANIS C. BROOKS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY M. BINKLEY and wife, PATRICIA L. BINKLEY

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 Davidson County, Tennessee, being Lot No. 44 on the Plan of Valley Green of record in Book 4460, pages 96 and 97, Register's Office for said County.

SAID Lot No. 44 fronts a total of 60 feet along the westerly margin of Valley Way and extends back 194.79 feet on the northerly line and 180.0 feet along the southerly line to a dead line in the rear on which it measures 61.67 feet.

BEING the same property conveyed to Carl Dwight Brooks and wife, Janis C. Brooks, by deed from Harriett K. Bubis and husband, Reynold Bubis, of record in Book 5073, page 50, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to John W. Murphree Co., of record in Book 5073, page 92, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. The grantees further hereby assume the obligations of Carl Dwight Brooks, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. SAid Deed of Trust dated September 28, 1976, in the original amount of $34,000, and note of even date thereby secured in the*

unimproved ( )
This is improved (X) property, known as 113 Valley Way, Antioch, Tennessee 37013
(House Number) (Street) (P. O. Address) (City or Town) (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 our hands this 4th day of April, 19 77

Carl Dwight Brooks
CARL DWIGHT BROOKS

Janis C. Brooks
JANIS C. BROOKS

*amount of $34,000.00

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CARL DWIGHT BROOKS and wife, JANIS C. BROOKS

the bargainors, 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 7 day of April 19 77.

Commission expires 8-15-79

Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

WARRANTY DEED

FROM
CARL D. BROOKS, et ux

TO
JERRY M. BINKLEY, et ux

PLEASE RETURN RECORDED DEED TO:
File
Alan L. Saturn, Esquire
24th Floor
First American Center
Nashville, Tennessee 37238

D 97119

IDENTIF. REFERENCE

APR 5 3 24 PM '77

FELIX A. WILL REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR-5-77	CONV	36,395.39			
APR-5-77	S'TAX		8*	94.64	
APR-5-77	PR'FEE		8*	.50	
APR-5-77	W'DEED		8*	4.00	* 99.14