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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Charles E. Binkley, et ux

TO

M. J. Seiler, et ux

For draftsman's use

This instrument prepared by:
JOHNSON & EDWARDS
Attorneys-at-Law
600 Stahlman Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. J. Seiler, et ux (NAME)	SAME (NAME)	MAP 20 - PAR.20
Rt #1 Marrowbone Lane (STREET ADDRESS OR ROUTE NUMBER)	RD (STREET ADDRESS)	
Goodlettsville Tenn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	MAP 29 P/O 32

E01747

IDENTIF. REFERENCE

(FOR REGISTER'S USE)

MAY 3 10 39 AM '77

REGISTER
Davidson County, Tenn.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$55,000.00 M. J. Seiler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April 1977

Virginia W. Ratcliffe
Notary Public

MY COMMISSION EXPIRES: 7-31-78

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100---------- ----------($10.00)---------- DOLLARS

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

MAY-3F	CONV	55,000.00			
MAY-3F	S'TAX		B*	143.00	
MAY-3F	PR'FEE		B*	.50	
MAY-3F	W'DEED		B*	6.00	* 149.50

We, Charles E. Binkley and wife, Dorothy Mai Binkley, GRANTORS, herein,

have bargained and sold, and by these presents do transfer and convey unto the said M. J. Seiler and wife, Violet M. Seiler, GRANTEES, herein,

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

TRACT I: LAND in the 14th Civil District of Davidson County, Tennessee, described according to a survey of Hickerson and Smith Engineers Company, dated 9/29/65, as follows: BEGINNING at a point in the center of Marrowbone Lake Road and being a point 210 feet more or less from the intersection of the centerline of Marrowbone Lake Road and the centerline of Lake Louise Road; thence N 70° 00' E 44 feet to a concrete monument; thence S. 45° 45' E

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305 feet to a concrete monument; thence S 68° 50' E 185 feet to a concrete monument; thence N 86° 53' E 211.8 feet to a concrete monument; thence S 84° 03' E 16.1 feet to an iron pin; thence S 7° 37' W 331.9 feet to an iron pin; thence S 40° 40' E along the Easterly side of an old dirt road 114 feet to an iron pin; thence continuing along the Easterly side of said dirt road S 2° 36' W 227 feet to an iron pin; thence S 9° 15' W 230 feet to an iron pin; thence S 20° 07' E 165 feet to an iron pin; thence S 10° 17' W 200 feet to an iron pin; thence S 26° 00' W 254 feet to an iron pin; thence S 50° 15' W 304 feet to the centerline of Marrowbone Lake Road; thence continuing with the centerline of Marrowbone Lake Road N 7° 32' E 565.2 feet to a nail; thence N 7° 25' W 385.2 feet to a nail; thence N 4° 30' E 236.8 feet to a nail; thence N 42° 35' W 226.9 feet to a nail; thence N 23° 03' W 597.2 feet to the point of beginning, containing 11.8 acres.

BEING the same property conveyed Charles E. Binkley and wife, Dorothy Mai Binkley, by deed of record in Book 3956, Page 491, Register's Office Davidson County, Tennessee.

TRACT II: LAND in the 14th Civil District of Davidson County, Tennessee, being part of Lot No. 9 on the plan of the subdivision of the lands of the Henry Floto Estate, as of record in Book 421, Page 147, Register's Office for said County, described according to a survey made by Raymond P. Smith Co., Surveyors, 6/24/66, as follows:

BEGINNING at an iron pin on the Easterly line of the property conveyed to Charles E. Binkley et ux, Dorothy Mai Binkley, by deed from Clara Ray, of record in Book 3956, Page 491, said Register's Office, at a point N 50° 15' E 304 feet, N 26° E 254 feet, N 10° 17' E 200 feet and N 20° 07' W 6.5 feet from an iron pin in the center of Marrowbone Lake Road, the Northwest corner of the Hicks property, as shown on said survey; thence with the Northerly line of said Hicks property, S 88° E 515 feet to an iron pin on the westerly line of the State of Tennessee property; thence with said line as follows: N 5° 24' W 135.8 feet to a concrete monument, N 16° 19' W 178.9 feet to a concrete monument, N 17° 08' W 255 feet to a concrete monument, N 28° 16' W170.5 feet to a concrete monument, N 28° 30' W 277.7 feet to a concrete monument, n 48° 59' W 103 feet to a concrete monument, and N 84° 03' W 122.4 feet to an iron pin, the Northeast corner of said Binkley property; thence with the Easterly line of said Binkley property, S 7° 37' W 331.9 feet to an iron pin in the Northeasterly margin of an old dirt road; thence with said dirt road and the Easterly line of said Binkley property as follows: S 40° 40' E _____ feet to an iron pin, S 2° 36' W 227 feet to an iron pin, S 9° 15' W 230 feet to an iron pin and S 2° 07' E 158-1/2 feet to the beginning, containing 9.1 acres, more or less.

BEING the same property conveyed Charles E. Binkley et ux, by deed of record in Book 4041, Page 936, Register's Office Davidson County, Tennessee.

This is ~~unimproved~~ ( ) improved ( ) property, known as _____ (House Number) _____ (Street) _____ P. O. Address: _____ (City or Town) _____ (Postal Zone)

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 Grantors ~~do~~ covenant with the said Grantees we are that lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Grantors 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.

Witness our hand s this 23rd day of April, 19 77, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Charles E Binkley

CHARLES E. BINKLEY

DOROTHY MAI BINKLEY

Dorothy Mai Binkley

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STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. Binkley and wife, Dorothy Mai Binkley,

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 23rd day of April, 1977

Notary Public

Commission Expires 7-31-78

STATE OF
County of

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....

day of....., 19.....

....., Notary Public

Commission Expires.....

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.....