BOOK 5152 PAGE 340

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Victor Smith	Same.	138 - 115
2969 Anderson Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tenn. 37217 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	8

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

Binkley Realty, Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said

Victor L. Smith and wife, Carolyn S. Smith

their (~~XXXXX~~), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land lying and being in the 4th Civil District of Davidson County, Tennessee and described according to a survey made by Ernest P. Hall, Surveyor, June 24, 1976, and revised June 30, 1976, as follows to wit:

Beginning at an iron pin in the westerly margin of South Mt. Juliet Road, said pin being located 1895 feet more or less north of the center line of Couchville Pike; thence north 84° 00' west along a wire fence 606.17 feet to an iron pin; thence south 6° 21' west 296.44 feet to an iron pin; thence north 81° 30' west 1384.20 feet to a point in the center of lane, thence north 47° 22' east 123.88 feet to a point in the center line of said lane; thence continuing with said center line of said lane north 56° 58' east 207.21 feet to a point; thence continuing with center line of said lane north 14° 34' east 65.3 feet to a point; thence leaving the said lane south 84° 00' east 1745.44 feet to a point in the westerly margin of South Mt. Juliet Road; thence in a southerly direction along the westerly margin of the said South Mt. Juliet Road 50.47 feet to an iron pin, the point of beginning and containing 9.82 acres, more or less.

Being the same property conveyed to Binkley Realty, Inc. by deed from Mary Evelyn Binkley, Trustee of record in Book 5126, page 795, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 9820.00

Subscribed and sworn to before me, this the 6th day of May 19 77

Affiant

My commission expires: 6/7/80 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) 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 Victor L. Smith and wife, Carolyn S. Smith, their (~~XXXXX~~) heirs and assigns forever. It covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

It further covenant and bind itself, its successors and (~~XXX~~) representatives, to warrant and forever defend the title to said real estate to said Victor L. Smith and wife, Carolyn S. Smith, their (~~XXXXX~~) heirs and assigns, against the lawful claims of all persons.

Witness its hand this 6th day of May, 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.

BINKLEY REALTY, INC.

BY: Odell Binkley, Jr. Pres.
Odell Binkley, Jr., President

This Instrument Was Prepared, By
Oliver W. Pedigo
Of The Law Firm Pedigo & Sanders
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

the within named 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 ..... *Tennessee, this* ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Louise M Duke, *a Notary Public of the State and County aforesaid, personally appeared* Odell Binkley, Jr. *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Binkley Realty, Inc. *the within named bargainor, a corporation, and that* ..... *he as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee *this* 6 *day of* May, *19* 77

Louise M Duke *Notary Public*

Commission expires 8-30-77

CO	9,820.00	MO	
WD	4.00	MS	
TD		ST	25.48
CC		ST	
MR		PF	.50
UCC		TOTAL	29.98

WARRANTY DEED

FROM

BINKLEY REALTY, INC.

TO

VICTOR L. SMITH, ET UX

E 06010

IDENTIF. REFERENCE

MAY 27 12 41 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Mail

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Mail C. N. Bank

~~PEDIGO & SAINDON~~