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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000 OR

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF June, 19 77

Notary Public

MY COMMISSION EXPIRES: May 18, 1981

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John G. Doak, Attorney - 2525 Lebanon Rd. - Nhvl., Tn. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Binkley Realty, Inc. (NAME)	(NAME)	71-16
4287 Central Pike (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	Pkg 31
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	6470-32360

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, Alvin C. Scott and wife, Millie C. Scott

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Binkley Realty, Inc.

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:

BEING Lot No. 444 on the Plan of Hermitage Hills, Section 5, as of record in Book 3300, pages 1 and 2, Register's Office for Davidson County, Tennessee.

SAID Lot No. 444 fronts 78.12 feet on the northerly side of Bonnabrook Drive and extends back 146.75 feet on the easterly line and 148.4 feet on the westerly line to a dead line, measuring 78.2 feet thereon.

BEING the same property conveyed to Alvin C. Scott and wife, Millie C. Scott by deed from Gregory Homes, Inc., a Tennessee corporation of record in Book 3433, page 509, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a ten-foot easement for drainage and public utilities along rear line of premises, 30 foot building setback line from Bonnabrook Drive, and conditions of owners certificate as shown on plan of record in Book 3300, pages 1 and 2, said Register's Office, and to restrictive covenants contained in an instrument of record in Book 3222, page 154, said Register's Office.

unimproved ( )
This is improved (X) property, known as 220 Bonnabrook Drive, Hermitage, Tennessee 37076
(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 hand S this 16 day of June, 19 77

ALVIN C. SCOTT: X Alvin C. Scott

MILLIE C. SCOTT: X Millie C. Scott

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 Alvin C. Scott and wife, Millie C. Scott

the bargainor S, 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 Davidson, Tennessee, this 16th day of June, 1977.

Commission expires May 18, 1981

Ann B Smith
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
ALVIN C. SCOTT ET UX

MILLIE C. SCOTT

TO
BINKLEY REALTY, INC.

E 11743

IDENTIFICATION REFERENCE

Jun 29 10 48 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Filed Reg'd

JUN29'77	CONV	30,000.00			
JUN29'77	S'TAX		B*	78.00	
JUN29'77	PR'FEE		B*	.50	
JUN29'77	W'DEED		B*	4.00	* 82.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.