THIS INSTRUMENT PREPARED BY:
Morrow, Albers, Clark & Baltimore
3221 Nolensville Road
Nashville, Tennessee 37211

WARRANTY DEED

BOOK 5170 PAGE 369

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Edward G. Binkley, et ux (NAME)	same (NAME)	To Be Assgn.
Route #2 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tenn. 37072 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------

($10.00)---------- *Dollars,*
Cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration

I, Mary Frances Jones

have this day bargained and sold, and do hereby transfer and convey unto the said Edward G. Binkley and wife,
Betty L. Binkley,

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

A tract or parcel of land in the 10th Civil District of Davidson County, State of Tennessee, described according to a survey made by James L. Murphy, Jr., Surveyor, dated October 27, 1961, as follows, to-wit:

BEGINNING in the westerly margin of the right-of-way of U. S. Highway 41E at an iron pin located 222.45 feet, more or less, south of the intersection of the city limits of Ridgetop and said right-of-way, and located 33.7 feet from the edge of the pavement of said highway; running thence with margin of said right-of-way in a curve to the left, having a radius of 686.62 feet, 110.22 feet to an iron pin, located 33.7 feet from said pavement; thence South 64° 50' West 176.70 feet to an iron pin; thence North 25° 10' West 110 feet to an iron pin; thence North 64° 50' East 181.32 feet to the beginning.

BEING the same property conveyed to Herbert Jones by deed from V. H. Pickle and wife, Lena Pickle of record in Book 3314, page 615, said Register's Office. The said Herbert Jones having since died and title is now in his wife's name by virture of a will as recorded in Will Book 117, page 40 in the Probate Court of Davidson County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this tranefer is $ 30,000.00

Subscribed and sworn to before me, this the 11 day of July 1977

Affiant Mary Frances Jones

My commission expires 10/6/1980 (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) 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
Edward G. Binkley and wife, Betty L. Binkley
their *(successors),*
heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Edward G. Binkley and wife, Betty L. Binkley
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 11 *day of* July, 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.*

Mary Frances Jones

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Chas C. Morrow, *a Notary Public in and for said County and State,* Mary Frances Jones

the within named 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* 12 *day of* July, *19* 77

Notary Public

Commission expires 10/6/1980

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 .....

Mail Frank G. Clement Building Nashville, Tn. 37202

WARRANTY DEED

FROM

Mary Frances Jones

TO

Edward G. Binkley and wife,

Betty L. Binkley

JUL 13 77	CONV	30,000.00			
JUL 13 77	S'TAX		B*	78.00	
JUL 13 77	PR'FEE		B*	.50	
JUL 13 77	W'DEED		B*	4.00	* 82.50

E 1 4 1 3 9

IDENTIF. REFERENCE

JUL 13 11 38 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238