This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

TRUSTEE'S DEED BOOK 5195 PAGE 230

Mail

Name and Address of New Owner:	Send Tax Bills to:	Map and Parcel No.:
Bobbie Sharon Binkley	Same	105 7-173
5437 San Marcos Dr.		
Nashville, Tenn.		

WHEREAS, on the 31st day of May, 1974, Conred V. Hitchcock and John H. Dunn conveyed the property herein described to Bobby Binkley and wife, Mary Frances Binkley, by an Installment Deed of record in Book 4822, page 587, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Grantees joined in said Deed and conveyed said property to J. M. Grissim, Trustee, for the purpose of securing the Note described in said Deed; and

WHEREAS, default having been made in the terms, conditions and payments made and provided for in said Installment Deed, and the lawful owner and holder of said Note having requested J. M. Grissim, Trustee, to sell said property in satisfaction of said indebtedness; and

WHEREAS, the said J. M. Grissim, Trustee, did advertise, in accordance with the provisions of said Deed, to sell said property at the south door of the Courthouse in Nashville, Davidson County, Tennessee on September 9, 1977, at 12:01 P.M.; and

WHEREAS, on said date, at the time and place stated in said advertisement, the said J. M. Grissim, Trustee, offered the property herein described for sale at public outcry and sold said property to BOBBIE SHARON BINKLEY for the sum of Sixteen Thousand and No/100 ($16,000.00) Dollars, which was the highest, best and last bid received.

NOW, THEREFORE, in consideration of the sum of Sixteen Thousand and No/100 ($16,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, J. M. Grissim, Trustee,

in pursuance of the power and authority contained in said Deed, do by these presents, sell and transfer and convey unto the said BOBBIE SHARON BINKLEY (hereinafter referred to as Grantee), her successors, heirs and assigns, the following parcel of land in Davidson County, Tennessee, described as follows:

TRACT NO. I: Being the northeast part of Block "B" on the Plan of Merritt-Hagan Land, as of record in Minute Book "N", page 241, County Court Clerk's Office for said County, described as follows:

BEGINNING at the southwest corner of Rains Avenue and a 40 foot street shown on the plan of the Subdivision of Block "A" as of record in Book 421, page 153, Register's Office for said County; thence with the westerly margin of Rains Avenue southerly 80 feet; thence westerly parallel with said street 150 feet to an alley; thence with said alley northerly 80 feet to the southerly margin of said street; thence with the southerly margin of said street easterly 150 feet to the beginning.

TRACT NO. II: Being the north 50 feet of the south 200 feet of the east one-half of Block "B" on the Plan of Merritt Lands, of record in Minute Book "N", page 241, County Court Clerk's Office for said County, and described as follows:

BEGINNING on the westerly margin of Rains Avenue 150 feet northerly from the northerly margin of Merritt Avenue; thence with the westerly margin of Rains Avenue, northwardly 50 feet; thence at right angles westwardly 150 feet to the easterly margin of an alley; thence with the easterly margin of said alley, southwardly 50 feet; thence eastwardly 150 feet to the beginning.

BEING the same property conveyed to Bobby Binkley and wife, Mary Frances Binkley, by deed from Conred V. Hitcock and John H. Dunn of record in Book 4822, page 587, Register's Office for said County.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns forever, but subject to any and all unpaid taxes and the aforementioned Installment Deed and to all other restrictions, easements and prior encumbrances which are of record or may affect title to the premises.

And I do further transfer, assign and convey unto the said Grantee all the rights and benefits of the covenants and warranties in said Installment Deed in as full and ample manner as under it, I can or should do, but I convey, assign and transfer as Trustee and not any further or otherwise.

WITNESS may hand on this the 9th day of September, 1977.

J. M. Grissim Trustee
J. M. GRISSIM, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary in and for said County and State, the within named J. M. Grissim, Trustee, within named bargainor with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained. WITNESS my hand and official seal at Nashville, Tennessee, this 9 day of September, 1977.

Notary Public

My commission expires:
November 3rd, 1980.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $16000.00

Affiant

Subscribed and sworn to before me this 16 day of September, 1977.

Notary Public

My commission expires:
November 3rd, 1980

IDENTIF. REFERENCE
SEP 9 3 38 PM '77
FELIX Z. DUNN REGISTER
DAVIDSON COUNTY, TENN.

E 25266

SEP-97	CONV	16,000.00				
SEP-97	S'TAX		B*	41.60		
SEP-97	PR'FEE		B*	.50		
SEP-97	W'DEED	-3-	B*	6.00	*	48.10