BOOK 5195 PAGE 701

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,100.00

Ronald E. Christy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 19 77.

Notary Public

MY COMMISSION EXPIRES: 2-19-78

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald E. Christy et ux (NAME)	Home Federal (NAME)	
220 Bonnabrook Drive (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Ave. North (STREET ADDRESS)	
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. (CITY) (STATE) (ZIP)	

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, Binkley Realty, Inc.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald E. Christy and wife, Brenda F. Christy

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 Binkley Realty, Inc., by deed from Alvin C. Scott and wife, Millie C. Scott of record in Book 5165, page 153, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a 10 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.

This is unimproved ( ) improved (XX) property, known as 220 Bonnabrook Drive -Hermitage, Tenn. 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 my hand this 30 day of August, 19 77

Binklev Realty, Inc.

BY: Odell Binkley, Jr.

Odell Binkley, Jr., President

STATE OF TENNESSEE
Davidson County

BOOK 5195 PAGE 702

Personally appeared before me, ~~the undersigned~~, 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 , Tennessee, this day of 19

Commission expires

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Odell Binkley, Jr., and with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the president and respectively of the Binkley Realty, Inc. the within named bargainor, a corporation, and that (he) (they) as such president 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 Odell Binkley, Jr. as such , and attesting the same by the said as such

Witness my hand and official seal at office at Nashville on this the 30 day of August, 1977.

My commission expires May 18, 1981

Notary Public

E 25488

Return to Home Federal
Closing Dept
553-550-0

WARRANTY DEED

FROM
Binkley Realty, Inc.

TO
Ronald E. Christy et ux
Brenda R. Christy

IDENTIF. REFERENCE

SEP 12 2 47 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

SEP 12 77	CONV	31,100.00			
SEP 12 77	S'TAX		B*	80.86	
SEP 12 77	PR'FEE		B*	.50	
SEP 12 77	W'DEED		B*	4.00	* 85.36

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.