Map 118-9
Par. 220

Prepared by Harry B. Gilley
Attorney at Law
Manchester, Tennessee

Send tax bills to:
Marvin E. Neely
454 Hogan Rd
Nashville, TN 37220

WARRANTY DEED BOOK 5213 PAGE 236

For and in consideration of the sum of One Dollar ($1.00) and other valuable considerations to me paid by Marvin E. Neely and wife, Gail H. Neely, the receipt of which is hereby acknowledged, I, Lena Moss Binns, a widow, have bargained and sold, and by these presents do convey unto the said Marvin E. Neely and wife, Gail H. Neely, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, bounded and described as follows, to wit:

Being Lot Number Sixteen (16) on the map of the Woodmont Boulevard Section of Marengo Park of record in Book 1130, page 2, Register's Office of Davidson County, Tennessee. Said Lot No. 16 fronts 75 feet on the southerly side of Draughon Avenue and runs back between lines 150 feet on the easterly line and 154.6 feet on the westerly line to the northerly line of Lot No.18 on which it measures 75 feet.

Being the same property conveyed to James T. Binns, Sr. and wife, Lena Moss Binns, by James Durward Stroud et ux. by deed dated January 4, 1957, and recorded in Book 2633, page 553, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants recorded in Book 1113, page 296, Register's Office of Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the estate, title and interest thereto belonging, to the said Marvin E. Neely and wife, Gail H. Neely, their heirs and assigns, forever.

And I do covenant with the said Marvin E. Neely and wife, Gail H. Neely, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title of said land to the said Marvin E. Neely and wife, Gail H. Neely, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand, this 21st day of Oct., 1977.

Lena Moss Binns
Lena Moss Binns

STATE OF TENNESSEE

COUNTY OF COFFEE

BOOK 5213 PAGE 237

Personally appeared before me, a notary public in and for said county and state, the within named Lena Moss Binns, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Manchester, Tennessee, this 21st day of Oct., 1977.

Notary Public

My commission expires

10-20-79.

OCT24'77 CONV 28,500.00
OCT24'77 S'TAX B* 74.10
OCT24'77 PR'FEE B* .50
OCT24'77 W'DEED B* 4.00 * 78.60

E32617

IDENTIF. REFERENCE
OCT 24 12 46 PM '77

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $28,500.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me this 24th day of Oct., 1977.

Affiant

Register of Deeds

DAVIDSON

STATE OF TENNESSEE, ~~COUNTY~~ COUNTY

The foregoing instrument and certificate were noted in Note Book _____, page _____, at _____ o'clock ___M., on the _____ day of _____, 19 _____, and recorded in _____ Book, _____, page _____. State Tax paid $_____, Fee $_____, Recording Fee $_____, Total $_____.

Witness my hand. Receipt No._____.

Register