MAP: 82-3
PARCEL: 123

SEND TAX BILLS TO:

William V. Binkley
1021 North Second Street
Nashville, TN

NAME AND ADDRESS OF NEW OWNER:

Same as above

This Instrument Prepared from Information Furnished by the Parties by:
BOLIN & HOLT, Attorneys
U. S. 41 South
Smyrna, TN 37167

STATE OF TENNESSEE]
]
DAVIDSON COUNTY]

BOOK 5221 PAGE 387

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged, and the execution of a Promissory Note of even date in the amount of $6,300.00.

We, the undersigned, ARNOLD Q. BAGWELL and wife, ALICE BAGWELL, have bargained and sold and do hereby transfer and convey unto WILLIAM V. BINKLEY and wife, EDITH C. BINKLEY, their successors and assigns, forever, that certain parcel of real estate situated in the Civil District of Davidson County, State of Tennessee, and being further described as follows, to-wit:

BEING Lot No. 2 in the Plan of W. T. Fitzpatrick's Resubdivision of lots 15 to 22 and 10 feet of Lot No. 14, Resubdivision of the Benedict Land Company's subdivision, same being of record in Plat Book 421, page 76, Register's Office of Davidson County, Tennessee. Said Lot No. 2 fronts 40 feet on the east side of North Second Street and runs back between parallel lines 181 feet to an alley.

BEING the same property conveyed to the undersigned by deed of record in Deed Book 4314, page 535, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees herein, their successors and assigns, forever.

AND, we do covenant with the said Grantees herein that we are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and the same is unencumbered except as above noted. The 1977 taxes will be prorated.

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 herein, their successors and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantees herein with Deed.

WITNESS OUR HANDS, this 4th day of November, 1977.

E 36269

T
IDENTIF. REFERENCE

NOV 14 9 16 AM '77
FELIX Z. HILLSMAN REGISTER
DAVIDSON COUNTY, TENN.

Arnold Q. Bagwell
ARNOLD Q. BAGWELL

Alice Bagwell
ALICE BAGWELL

NOV 14 77 CONV *7,500.00
NOV 14 77 S'TAX 8* 19.50
NOV 14 77 PR'FEE 8* .50
NOV 14 77 W'DEED 8* 4.00 * 24.00

STATE OF TENNESSEE]
]
DAVIDSON COUNTY]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named ARNOLD Q. BAGWELL and wife, ALICE BAGWELL, the bargainors, with whom I am personally acquainted; and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Smyrna, Tennessee, this 4th day of November, 1977.

CHARLES W. HOLLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Charles W. Hollis
Notary Public

My Commission Expires:
10-5-81

STATE OF Tennessee
Rutherford COUNTY
I HEREBY SWEAR OR AFFIRM, THAT THE ACTUAL CONSIDERATION OR THE FAIR MARKET VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS 7,500.00
Arnold Q. Bagwell
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF Nov. 1977
Charles W. Hollis NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-5-81

CHARLES W. HOLLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE