BOOK 5232 PAGE 86

77-12-13
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,200.00

B. E. Binkley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December, 1977.

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, 908 FIDELITY FEDERAL BUILDING, NASHVILLE, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BENNY EDWARD BINKLEY ETUX (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	83-5-280
1304 Eastland Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 964 (STREET ADDRESS)	23W-10190
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (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, GLEN C. YOUNGER AND WIFE, ALTA CHLORINE YOUNGER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BENNY EDWARD BINKLEY AND WIFE, RUBY BINKLEY

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:

LAND in Davidson County, Tennessee, being the easterly 20 feet of Lot No. 16 and the westerly 45 feet of Lot No. 17 on Block "A" on the Plan of F. O. Beasley's Addition to East Nashville, as of record in Book 57, page 85, said Register's Office, described as follows:

Said parts of Lots Nos. 16 and 17 fronts together 65 feet on the southerly side of Eastland Avenue, as widened, formerly Vaughn Pike and run back between parallel lines 168 feet, more or less, to an alley.

BEING the same property conveyed to Glen C. Younger and wife Alta Chlorine Younger by deed from John C. Dalton, Sr. and wife, Daisie Huddelston Dalton of record in Book 4623, page 491, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved ( ) property, known as 1304 Eastland Avenue Nashville, Tennessee
(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 their hands this 7th day of December, 1977

Glen C. Younger
GLEN C. YOUNGER

Alta C. Younger
ALTA CHLORINE YOUNGER
Alta C. Younger

STATE OF TENNESSEE
Davidson County

BOOK 5232 PAGE 87

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GLEN C. YOUNGER AND WIFE, ALTA CHLORINE YOUNGER

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of December, 1977.

Commission expires 6/7/80

Notary Public

STATE OF TENNESSEE
Davidson County

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

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

FILE IN BOX 4

WARRANTY DEED

FROM

GLEN C. YOUNGER AND WIFE,

ALTA CHLORINE YOUNGER

TO

BENNY EDWARD BINKLEY AND WIFE,

RUBY BINKLEY

E 41167

IDENTIF. REFERENCE

Dec 9 4 14 PM '77

DEC-9 77 CONV 33,200.00

DEC-9 77 S'TAX B* 86.32

DEC-9 77 PR'FEE B* .50

DEC-9 77 W'DEED B* 4.00 * 90.82

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.