# WARRANTY DEED

BOOK 5276 PAGE 709

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Glade A. Binkley, Etux. (NAME:) | First Federal Savings & Loan Assn. (NAME:) | Map 161-9 |
| 508 Hill Road (STREET ADDRESS OR ROUTE NUMBER) | 236 4th Ave, North (STREET ADDRESS) | Par 8 |
| Nashville, Tenn. 37220 (CITY) (P. O. ZONE) (STATE) | Nashville, Tenn. 37219 (CITY) (ZONE) (STATE) | 6DU-40340 |

*For and in Consideration of the sum of* TEN AND NO/100 ($10.00) ---------- *DOLLARS* and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 3959, page 212, Register's Office for Davidson County, Tennessee.

This Instrument Was Prepared By
Phillip Davidson (gff)
Of The Law Firm Pedigo & Davidson
Stahlman Building: Nashville, Tennessee

I, Annie E. Clemons, a widow

/ *have bargained and sold, and by these presents do transfer and convey unto the said* Glade A. Binkley and wife, Patricia A. Binkley

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 Lot No. 6 on the Plan of Hillview Estates of record in Book 3600, page 89, Register's Office for said County, and described also according to an instrument of record in Book 3939, page 978, said Register's Office, as follows:

Beginning at a point in the northerly margin of Hill Road, said point being the common front corner of Lots 6 and 31; thence with the said margin of said Road and with a slight curve in a westerly direction 111.1 feet to a conceret monument, the beginning of a curve to the right having a radius of 25 feet; thence around said curve in a northwesterly direction, 37.26 feet to a concrete monument in the easterly margin of San Marcos Drive; thence along the said margin of said Drive in a northerly direction 155.37 feet to a concrete monument; thence continuing along said margin of said Drive in a northerly direction 18.0 feet to a point, said point being the common front corner of Lots No. 6 and 7; thence in an easterly direction along the dividing line between Lots Nos. 6 and 7 as relocated, 213.66 feet to a point, said point being located 18.10 feet in a northwesterly direction from a concrete monument placed at the common rear corners of Lots 6 and 31; thence in a southerly direction 18.10 feet to said concrete monument placed at the rear corner of said Lots Nos. 6 and 31; thence in a southwesterly direction along the dividing line between Lots No. 6 and 31, 245.0 feet to a point in the northerly margin of Hill Road, the point of beginning.

Continued.....

STATE OF TENNESSEE, COUNTY OF DAVIDSON. The actual consideration or value whichever is greater, for this transfer is $62,500.00

Subscribed and sworn to before me, this the 20th day of April, 1978

Glade A. Binkley
Affiant

My commission expires: Dec. 3 '78
(Affix Seal)

Mary E. Fitzpatrick
Notary Public

MARY E. FITZPATRICK NOTARY PUBLIC DAVIDSON COUNTY

Being the same property conveyed to John D. Clemons and wife, Annie E. Clemons by deed from Centennial Construction Company of record in Book 3959, page 211, Register's Office for Davidson County, Tennessee. The said John D. Clemons is now deceased.
This conveyance is made subject to restrictions, easements and set-back lines of record.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers.

| | | | | | |
|---|---|---|---|---|---|
| APR24'78 | CONV | 67,500.00 | | | |
| APR24'78 | S'TAX | | B* | 162.50 | |
| APR24'78 | PR'FEE | | B* | .50 | |
| APR24'78 | W'DEED | | B* | 6.00 | * 169.00 |

unimproved ( )
This is improved (X) property, known as 508 Hill Rd. Nashville, Tennessee 37220
(House Number) (Street) P. O. Address: (City or Town)

*To Have and to Hold* the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Glade A. Binkley and wife, Patricia A. Binkley, their *heirs and assigns, forever.*

*And* I *do covenant with the said* Glade A. Binkley and wife, Patricia A. Binkley *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,* except as noted above.

*And* I, Annie E. Clemons *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Glade A. Binkley and wife, Patricia A. Binkley, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* my *hand this* 20th *day of* April, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

E 6 1 3 4 3
IDENTIF. REFERENCE
APR 24 9 46 AM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Annie E. Clemons

Annie E. Clemons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary P. Kilpatrick, a Notary Public in and for said County and State, the within named Annie E. Clemons

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26 day of April, 1978.

Mary P. Kilpatrick, Notary Public.

Commission Expires Dec. 3, '78

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STATE OF
COUNTY OF

Personally appeared before me, , 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 , this day of , 19 .

, Notary Public.

Commission Expires .

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission Expires .