FORM NO. WD-1

BOOK 5282 PAGE 363

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,500.00

R. C. Binkley Margie H. Binkley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 19 78

Mary Ann Fowler
Notary Public

MY COMMISSION EXPIRES: 4-21-1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

JOHNSON & EDWARDS, ATTORNEYS, 600 Stahlman Building, Nashville, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Woodie Denson, et ux (NAME)	same (NAME)	GO-10353
407 Bass Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	19-13-7
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	(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, Richard C. Binkley and wife, Margie H. Binkley,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Woodie Denson and wife, Mary T. Denson,

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 Lot No. 32 on the Map of James M. Phipps' Addition to Goodlettsville, as of record in Book 547, Page 151, Register's Office for said County. SAID Lot No. 32 fronts 50 feet on the easterly side of Bass Avenue and runs back 154.6 feet on the northerly line and 162.5 feet on the southerly line along the northerly margin of an alley to the westerly line of an unnamed street, now called Church Street, measuring 50 feet thereon.
BEING the same property conved to Richard C. Binkley and wife, Margie H. Binkley, by deed from Woodie Denson and wife, Mary T. Denson, of record in Book 5003, Page 403, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XXX) property, known as 405 Bass Avenue, Goodlettsville, TN. 37072
(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 our hands this 29th day of April, 19 78

Richard C. Binkley
RICHARD C. BINKLEY

Margie H. Binkley
MARGIE H. BINKLEY

STATE OF TENNESSEE
Davidson County

BOOK 5282 PAGE 364

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard C. Binkley and wife, Margie H. Binkley,

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 Goodlettsville, Tennessee, this 29th day of April 1978

Commission expires 9-12-79

Mary Ann Hourley
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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

Real Est. of Binkley & Goodlettsville, Tn.

WARRANTY DEED

FROM Richard C. Binkley et ux

TO Woodie Denson, et ux

E 63952

IDENTIF. REFERENCE

MAY 8 9 26 AM '78

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY-8 78	CONV	21,500.00			
MAY-8 78	S'TAX		B*	55.90	
MAY-8 78	PR'FEE		B*	.50	
MAY-8 78	W'DEED		B*	4.00	* 60.40