THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
223 Madison Street
Madison, TN 37115

BOOK 5356 PAGE 586

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RICHARD C. BINKLEY ET UX	Same	14-13
(NAME)	(NAME)	
405 B Bass Street		Par. 7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tn. 37072		
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

ELMORE R. UPCHURCH AND WIFE, JUDITH A. UPCHURCH, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said RICHARD C. BINKLEY AND WIFE MARGIE H. BINKLEY, hereinafter referred to as Grantees, a one-half undivided interest, their *(successors), heirs and assigns,* to *certain real estate in Davidson County, Tennessee, as follows:*

Being the easterly part of Lot No. 1 of Block No. 8 on the Plan of Charlotte Park Company's Second Addition, as of record in Book 57, page 160 and 161, and the easetrly part of a triangular lot lying between said Lot No. 1 and Lot No. 2 of Block No. 8 on the Plan of Plummer Place, as of record in Book 161, page 39, Register's Office for Davidson County, Tennessee, said part of Lot No. 1 and the triangular lot front together 50 feet on the northerly side of Park, formerly First Avenue and run back between parallel lines, with the westerly margin of 37th Avenue North, formerly Pilcher Avenue, 150 feet to an alley.

Being the same property conveyed to Elmore R. Upchurch and wife, Judith A. Upchurch and Richard C. Binkley and wife, Margie H. Binkley, by deed from Edwin R. Sutton and wife, Patricia Ann Sutton, of record in Book 5263, page 973, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $ 6,000.00

Subscribed and sworn to before me, this the 24th day of October 19 78

Affiant

My commission expires: 4-18-82 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as (House Number) (Street) P. O. Address City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 24th day of October, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Elmore R. Upchurch

Judith A. Upchurch

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELMORE R. UPCHURCH AND WIFE, JUDITH A. UPCHURCH

the within named bargainor S, 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 24th day of October, 1978

Ruth H. Burton
Notary Public

Commission expires 4-18-82

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.....

OCT 27 78	CONV	*6,000.00			
OCT 27 78	S'TAX		B*	15.60	
OCT 27 78	PR'FEE		B*	.50	
OCT 27 78	W'DEED		B*	4.00	* 20.10

Mail to: Grantee & previously mailed to Goodlettsville, TN. 37072

WARRANTY DEED

FROM
ELMORE R. UPCHURCH, ET UX

TO
RICHARD C. BINKLEY, ET UX

E 96966

T
IDENTIF. REFERENCE

OCT 27 2 10 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115