Please Mail Back To
JOHN G. DOAK
2525 Lebanon Road
Nashville, Tenn. 37214

F. 2 5 4 7 6

BOOK 5424 PAGE 910 FORM NO. WD-1

IDENTIF. REFERENCE T

APR 23 1 50 PM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,000.00

Richard Binkley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE 16 DAY OF April 1979.

Marie B. Cummings
Notary Public

MY COMMISSION EXPIRES: 6 Feb 1982

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John G. Doak, Attorney - 2525 Lebanon Road, Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Neil Binkley et ux	SAME	Map 87
(NAME)	(NAME)	
Rt.#1, Old Leb. Dirt Rd.		P/O 8 & 10 Js
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076		
(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~~ I, E. C. BINKLEY, A WIDOWER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD NEIL BINKLEY AND WIFE, SYBLE JEWEL 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:

A tract of land in the 4th Civil District of Davidson County, Tennessee, being Tract No. 1 on a survey by Raymond E. Binkley, dated March, 1979, and being more particularly described by said survey or plat as follows:

SAID Tract of land begins at an iron pin on the southeasterly margin of Old Lebanon Dirt Road at the northwesterly corner of a tract of land conveyed to T.H. Peek by deed of record in Book 2752, page 165, Register's Office for Davidson County, Tennessee; thence leaving said Old Lebanon Dirt Road with Peek's westerly line S 17° 20' east 336 feet to an iron pin at Peek's southwesterly corner; thence with the northerly line of land conveyed to E. C. Binkley, by deed of record in Book 1426, page 135, Register's Office for Davidson County, Tennessee, N 89° 01' west 235 feet to a point in said line; thence leaving said line, with the easterly line of Tract No. 2 and running in generally a northerly direction 103 feet to a point on the southeasterly margin of Old Lebanon Dirt Road; thence with the southeasterly margin of Old Lebanon Dirt Road N 31° 53' east 255 feet to the point of beginning and containing 1.10 acres, more or less.

BEING part of the same real property conveyed to E.C. Binkley and wife, Minnie Loraine Binkley by deed of record in Book 3435, page 149, Register's Office for Davidson County, Tennessee, from Katherine Jackson Harwell, formerly Katherine Jackson, and husband W. L. Harwell.

A Tract of land in the 4th Civil District of Davidson County, Tennessee, being described as Tract No. 2 on a survey by Raymond E. Binkley, Surveyor, dated March, 1979, and being more particularly described by said survey or plat as follows:

SAID Tract No. 2 begins at an iron pin on the southeasterly margin of Old Lebanon Dirt Road at the northwesterly corner of the property conveyed to E.C. Binkley by deed of record in Book 1426, page 135, Register's Office for Davidson County, Tennessee; thence (contd.)

unimproved ( )
This is improved ( ) property, known as _____
(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 my hand this 16 day of April, 1979

E. C. BINKLEY: E C Binkley

4/23

7828

STATE OF TENNESSEE
Davidson County

BOOK 5424 PAGE 911

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. C. Binkley, a widower

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16 day of April, 1982

Commission expires 6 February, 1982

Marie B. Cummings
Notary Public

MARIE B. CUMMINGS NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

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

WARRANTY DEED

FROM
E. C. BINKLEY

TO
RICHARD NEIL BINKLEY ET UX
SYBLE JEWEL BINKLEY

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Description continued..

with the southeasterly margin of Old Lebanon Dirt Road, N 31° 53' east 121 feet to a point on said margin; thence in a southerly direction with the westerly line of Tract No. 1, 103 feet to a point in the northerly margin of the lands conveyed to E.C. Binkley by deed of record in Book 1426, page 135, Register's Office for Davidson County, Tennessee, the same being the southwesterly corner of Tract No. 1; thence with the northerly line of E.C. Binkley N 89° 01' west 64 feet to the point of beginning.

BEING a part of the same property conveyed to E.C. Binkley and wife, Minnie Loraine Binkley by deed of record in Book 3435, page 149, Register's Office for Davidson County, Tennessee, from Katherine Jackson Harwell, formerly Katherine Jackson, and husband W.L. Harwell. The said Minnie Loraine Binkley, having since died.

Grantor herein E. C. Binkley, does give Richard Neil Binkley and wife, Syble Jewel Binkley rights to use the spring on his adjoining property until city water is available to grantees.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5424 PAGE 913

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY		MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE		ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE		ST - STATE TAX MORT.
TD - TRUST & DEED			PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			3000.00- CO	
			7.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	14.30-
7828A	04/23/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2 5 4 7 6

IDENTIF. REFERENCE

APR 23 1 50 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 679121