5174

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

BETHEL BINKLEY AND WIFE,
CAROL S. BINKLEY

TO

EDWARD C. KEITH AND WIFE,
PAULINE L. KEITH

For draftsman's use

THIS INSTRUMENT PREPARED BY:
ROBERT F. SPANN, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

BOOK 5449 PAGE 153

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EDWARD C. KEITH (NAME)	Same (NAME)	Map 105-3
1328 Otter Creek Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 11, [illegible],
Nashville, Tn 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	14, and 15

(FOR REGISTER'S USE)

F. 3 4 2 6 0

IDENTIF. REFERENCE

JUN 13 9 45 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 17,400.00 Ed Keith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF [illegible] 1979

Notary Public

MY COMMISSION EXPIRES: 2-15-81
(AFFIX SEAL)

For and in Consideration of the sum of TEN AND 00/100 - - - - - - - - - -
($10.00) - DOLLARS
cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, BETHEL BINKLEY and wife, CAROL S. BINKLEY,

have bargained and sold, and by these presents do transfer and convey unto the said EDWARD C. KEITH AND WIFE, PAULINE L. KEITH their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT NO. 1:

Land in Davidson County, Tennessee, being Lot 4 and the southerly 25.2 feet of Lot No. 3 in Holt's Plan of Lots in South Nashville, as of record on Page 28, of the Chancery Court Plan Book 1.

BEGINNING on the easterly margin of 4th Avenue South, (formerly Cherry Street) at the southwest corner of said Lot No. 4, being the N. W. corner of the Mallory Plan of Lots; thence with the easterly margin of said Street, northerly 72.8 feet to the S.W. corner of part of said Lot No. 3 conveyed by A. H. Robinson to E. C. Wright by deed in Book

[redacted]

236, Page 233; thence with said Wright's southerly line easterly 132.2 feet, more or less, to the westerly margin of an alley; thence with said alley southerly 72.8 feet to the S.E. corner of said Lot No. 4; being the N.E. corner of said Mallory Plan; thence with the line between said Mallory Plan and the property herein described, westerly 132.6 feet more or less, to the beginning.

Being the same property conveyed to Bethel Binkley and wife, Carol S. Binkley by Deed from Fred Goldner, Jr., Norma Goldner Neaderthal and Henrietta Goldner Guttman, of record in Book 5304, Page 500, Register's Office for Davidson County, Tennessee.

TRACT NO. 2:

LAND in Davidson County, Tennessee, according to a survey of the northerly ten feet, Lot No. 4, and the southerly 25 feet of Lot No. 5 and the northerly 35 feet of Lot No. 5, on the plan of the Mallory property, as of record in Minute Book "N", Page 349, County Court Clerk's Office for Davidson County, Tennessee, said survey being by George W. Watkins, Surveyor, and dated June, 1976, and more particularly described as follows:

Beginning at a point in the easterly margin of Fourth Avenue, South, said point being the common boundary between Lot No. 4 and Lot No. 5, thence in a northeasterly direction with said boundary line 132.6 feet to a point; thence in a southeasterly direction with the rear boundary of Lot No. 5, one foot to a point; thence in a straight line in a generally southwesterly direction to the point of beginning, said tract of land being in a triangular shape.

Being the same property conveyed to Bethal Binkley and wife, Carol S. Binkley by Deed from T. E. Rogers and T. E. Rogerts, Jr., of record in Book 5445, Page 116, Register's Office for Davidson County, Tennessee.

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

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 Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Grantors do further covenant and bind themselves, their 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.

Witness our hand s this 8 day of June, 1979, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bethel Binkley
BETHEL BINKLEY

Carol S. Binkley
CAROL S. BINKLEY

Form No. WD3b

BOOK 5449 PAGE 155

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, ROBERT F. SPANN, a Notary Public in and for said County and State, the within named BETHEL BINKLEY AND CAROL S. BINKLEY

the 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 Nashville, Tennessee, this 8 day of June, 1979

Robert F. Spann, Notary Public

Commission Expires 2-15-81

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

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 .

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

BOOK 5449 PAGE 156

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
			17400.00- CO	
			45.24 CO TX	
			.50 PRFE	
			6.00 WDELD	
			CHECK	51.74-
9060A	06/13/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 3 4 2 6 0

IDENTIF. REFERENCE

JUN 13 9 45 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 6 0002