THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 New Long Hollow Pike
Goodlettsville, Tennessee 37072

5349 09/13 20.04- CHECK

Mail

WARRANTY DEED

BOOK 5636 PAGE 461

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TURNER G. BINKLEY ET UX	SAME	Map 16
(NAME) RH#3 Box 550	(NAME)	Parcel 150
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tn 37072	(STREET ADDRESS)	03491 10D
(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 all of which is hereby acknowledged,

GEORGE D. SPIVEY and wife, ROSEMARY C. SPIVEY, hereinafter referred to as Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said TURNER G. BINKLEY and wife, LOUISE D. BINKLEY, hereinafter referred to as Grantees, their ... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, more specifically described as follows: BEGINNING at a point in the center of Union Hill Road, said point being the northeasterly corner of this tract, corner to Turner G. Binkley; thence with the line of Turner G. Binkley South 12° 48' 53" W 1448.70 feet, more or less, to an iron pin by a fence post at a creek; thence with an old fence North 77° 03' 54" W 154.22 feet to an iron pin; thence North 12° 36' 54" E 1677.93 feet, more or less, to a point in the center of Union Hill Road; thence following the center of Union Hill Road generally in a southeasterly direction 170 feet to the point of beginning and containing 5.31 acres, more or less. BEING the same property devised to George D. Spivey under the Will of Katherine Binkley Spivey probated September 25, 1973, of record in Will Book 108, Page 120, in the Office of the County Court Clerk, Davidson County, Tennessee, and being the same property conveyed to George D. Spivey and wife, Rosemary C. Spivey, by deed of record in Book 5326, Page 399, Register's Office for Davidson Co., Tenn. This conveyance is made subject to the right-of-way of Union Hill Road.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 8,905.65

Subscribed and sworn to before me, this the 1st day of August 19 80

Affiant

My commission expires: 2-14-81 (Affix Seal) Notary Public

unimproved ( )
This is 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* 1st *day of* August *19* 80*, the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Rosemary C. Spivey
ROSEMARY C. SPIVEY

George D. Spivey
GEORGE D. SPIVEY

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE D. SPIVEY and ROSEMARY C. SPIVEY

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Goodlettsville Tennessee, this 1st day of August, 19 80

Notary Public

Commission expires 2-14-81

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

WARRANTY DEED

FROM

TO

G.O.2.1.85

IDENTIF. REFERENCE

AUG 13 10 08 AM '80

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			8905.65- CO	
			23.14 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 29.64-	
5349408/13/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.O. 2-1-85

IDENTIF. REFERENCE

AUG 13 10 08 AM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 773434