Send tax statements to:
Mr. Roger Binkley, et al
216 North Main Street
Ashland City, Tennessee 37015

This instrument was prepared by DEMPSEY H. MARKS, of the law firm of Marks and Fleming, 114 South Second Street, Clarksville, Tennessee 37040.

LEARTON BINKLEY, et ux

TO: (Deed)

Map To be assigned

ROGER BINKLEY, et al

FOR THE LOVE AND AFFECTION which the herein Grantors have for the herein Grantees, Grantors, LEARTON BINKLEY, and wife, ADDIE MAI BINKLEY, have this day bargained and sold, and do hereby transfer and convey unto ROGER BINKLEY, LADY CLAIRE B. SCHMIDT, NANCY B. GILLESPIE and JUDITH B. JOHNS, as equal tenants in common, and to their heirs and assigns forever, certain real estate situated in the Fourteenth (14th) Civil District of Davidson County, Tennessee, as follows:-

FIRST TRACT:

Being Lots Nos. 33, 34, and 35 on a survey of Division No. 2, H. T. Hays Tract, described according to a survey made by D. E. Boner and E. Medlin, December 20, 1963, as follows:-

LOT NO. 33: BEGINNING at a point in the southwest margin of Bidwell Road, 5337.4 feet from the margin of Old Clarksville Pike; thence South 59 deg. West 1124.7 feet to a point; thence South 87 deg. 30 min. West 181.2 feet to a point; thence North 59 deg. East 974.5 feet to a point in the southwest margin of Bidwell Road; thence North 1 deg. 31 min. West 100 feet to the beginning, containing 2.38 acres, more or less.

LOT NO. 34; BEGINNING at a point in the southwest margin of Bidwell Road, 5437.4 feet from the margin of Old Clarksville Pike; thence South 59 deg. West 1274.9 feet to a point; thence South 87 deg. 30 min. East 181.2 feet to a point; thence North 59 deg. East 1124.7 feet to a point in the southwest margin of Bidwell Road; thence North 31 deg. West 100 feet to the beginning, containing 2.81 acres, more or less.

LOT NO. 35: BEGINNING at a point in the southwest margin of Bidwell Road, 5537.4 feet from the margin of the Old Clarksville PIke; thence South 59 deg. West 1425.1 feet to a point; thence South 87 deg. 30 min. East 181.2 feet to a point; thence North 59 deg. East 1274.9 feet to a point in the southwest margin of Bidwell Road; thence with the margin of the same, North 31 deg. West 100 feet to the beginning, containing 3.0 acres, more or less.

This being the same real estate conveyed to the herein Grantors by deed from Herbert Thurman Hays, and wife, Alberta Hester Hays, of record in Deed Book 3785, page 646, in the Register's Office for Davidson County, Tennessee.

SECOND TRACT:

Being two tracts of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by D. E. Boner & E. Medlin, Surveyors, April 12, 1963, as follows:-

Tract No. 1: Beginning at a point on the westerly margin of Bidwell Road north 2° 30' east 4150 feet from the northwest corner of said Road and Old Clarksville Pike; thence with the westerly margin of said Road, north 2° 30' east 150 feet; thence north 87° 30' west 791.61 feet; thence south 2° 29' west 150 feet; thence south 87° 30' east 791.57 feet to the beginning, containing 2.72 acres, more or less.

Tract No. 2: Beginning at a point on the westerly margin of Bidwell Road north 2° 30' east 4000 feet from the northwest corner of said Road and Old Clarksville Pike; thence with the westerly margin of said Road North 2° 30' east 150 feet; thence north 87° 30' west 791.57 feet; thence south 2° 29' west 150 feet; thence south 87° 30' east 791.52 feet to the beginning, containing 2.72 acres, more or less.

This being the same real estate conveyed to the herein Grantors by deed from Herbert Thurman Hays, and wife, Alberta Hester Hays, of record in Deed Book 3572, page 178, in the Register's Office for Davidson County, Tennssee.

THIRD TRACT:

Land in the 14th Civil District of Davidson County, Tennessee, being described according to an unrecorded survey made by Hickerson & Hickerson, Engineers, dated July 9, 1964, revised October 20, 1964, and revised May 31, 1965 and shown on said survey as Tract No. 17 and 17-A, as follows, to-wit:-

Beginning at a point 940.0 feet on the westerly margin of Douglas Road from the northwest corner of Clarksville Highway and Douglas Road; thence north 79 deg. 30' west, 620.0 feet to a point; thence north 75 deg. 55' west, 705.5 feet to a point; thence north 2 deg. 15' east along an old fence line, 743.0 feet to a point; thence south 82 deg. 50' east, 616.4 feet to a point; thence south 2 deg. 00' east, 700 feet to a point; thence south 80 deg. 53' east, 720.0 feet to a point in the westerly margin of Douglas Road; thence in a southerly direction along the westerly margin of Douglas Road, 170.2 feet to the point of beginning and containing 14.4 acres, more or less.

This being the same real estate conveyed to the herein Grantors by deed from Tower Real Estate Development Corporation, of record in Deed Book 3905, page 155, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the restrictions which apply to Tract No. 17 only as set out in the above deed, said restrictions being incorporated by reference into this deed. All of the real estate conveyed by this deed is subject to such valid and subsisting restrictions as may have heretofore been imposed upon said real estate.

TO HAVE AND TO HOLD said real estate, together with all improvements thereunto belonging, unto the said Grantees, ROGER BINKLEY, LADY CLAIRE B. SCHMIDT, NANCY B. GILLESPIE and JUDITH B. JOHNS, as equal tenants in common, and to their heirs and assigns forever.

GRANTORS COVENANT that they are lawfully seized and possessed of said real estate; that they have a good and lawful right to convey the same; that it is wholly unencumbered; and they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

Grantors herein make oath that the value of the real estate herein conveyed is $_____.

IN WITNESS WHEREOF the Grantors have executed this instrument on this the 6th day of February 1976.

Learton Binkley
LEARTON BINKLEY

Witness To mark:
Gregory H. Marsh

her
Addie Mai X Binkley
mark
ADDIE MAI BINKLEY

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, LEARTON BINKLEY, and wife, ADDIE MAI BINKLEY, the within named 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 seal at office on this the 6th day of February, 1976.

Janice G. Marsh
Notary Public

My commission expires: 10-11-76

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 48,200.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 1980.
L Burkeen
Deputy Register

G0.26680

IDENTIF. REFERENCE

AUG 15 2 23 PM '80

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

RECEIVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5637 PAGE 899

RECEIVED OF _____

FOR _____

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
			42500.00- CO	
			110.50 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 120.00-	
5972A08/15/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 2 6 8 0

IDENTIF. REFERENCE T

AUG 15 2 23 PM '80

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

No. 774037