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

WARRANTY DEED

BOOK 5643 PAGE 465

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. L. BINKLEY ET UX	SAME	Map 16
(NAME): RT#3 Box 555	(NAME):	Parcel 61
(STREET ADDRESS OR ROUTE NUMBER): Goodlettsville, Tn. 37072	(STREET ADDRESS):	
(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 considerations, the receipt of all of which is hereby acknowledged,

GEORGE D. SPIVEY and wife, ROSEMARY C. SPIVEY, hereinafter referred to as the Grantors, *have bargained and sold, and by these presents do transfer and convey unto the said* H. L. BINKLEY and wife, MARTHA C. BINKLEY, hereinafter referred to as 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 parcel or tract of land in Davidson County, Tennessee, described according to a survey by Ragan, Smith, Murphy & Associates, Inc., John O. Spry, Surveyor, Number 727, dated August 21, 1980, as follows:

A tract of land in the Second, formerly the Tenth, Civil District of Metropolitan Nashville-Davidson County, Tennessee, being south of Union Hill Road and also being the southerly part of Parcel 61 on Tax Map 16 and the southerly part of Lot 4 on the plan of Subdivision of Mrs. S. E. Binkley Property as recorded in Plat Book 332, Page 131, Register's Office for Davidson County, Tennessee, and being more fully described as follows:

BEGINNING at a spike set in the center of Union Hill Road that is 2639 feet, more or less, easterly from the centerline of Ivy Point Road as measured along the center of Union Hill Road and proceeding as follows:

1. Eastwardly with the center of Union Hill Road and a 984.5-foot radius curve to the left, 382.84 feet to a PK nail; thence,
2. S 87° 28' 50" E, 200.00 feet to a spike; thence,
3. Leaving Union Hill Road, S 13° 08' 25" W, 158.41 feet to a point that is 2 feet west of an iron pin in top of a fence post; thence,
4. Severing Parcel 61 and Lot 4, N 81° 45' 40" W, 579.32 feet to an existing iron pin by a post; thence,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 9,000.00

Subscribed and sworn to before me, this the 23rd day of August 1980

Affiant

My commission expires: 2-14-81

(Affix Seal)

Notary Public

5. N 13° 12' 35" E, 174.50 feet to the point of beginning and containing 83,991 square feet or 1.93 acre.

BEING a part of the estate of Ada B. Craft, and she having died, being the same property devised by Will to George Dillard Spivey of record in Will Book 125, Page 314, Probate Court for Davidson County, Tennessee.

1980 taxes to be paid by the Grantors.

George Dillard Spivey is one and the same person as George D. Spivey. And Rosemary C. Spivey, wife of George D. Spivey, joins in this conveyance to convey any and all right, title and interest she may have in and to the said property.

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

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.*

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.*

Witness our hands *this* 23rd *day of* August, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George D. Spivey
GEORGE D. SPIVEY

Rosemary C. Spivey
ROSEMARY C. 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, the within named* GEORGE D. SPIVEY and wife, ROSEMARY C. SPIVEY,

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 Goodlettsville, *Tennessee, this* 23rd *day of* August, *19* 80

....., *Notary Public.*

Commission Expires 2-14-81

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.....

G 0 4 7 8 2

IDENTIF. REFERENCE

AUG 28 9 46 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

FEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5643 PAGE 468

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
			9000.00- CO	
			23.40 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	32.90-
8563A08/28/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 4 7 8 2

IDENTIF. REFERENCE T

AUG 28 9 46 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 776542