360

BOOK 5658 PAGE 206

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary R Stuart (NAME)	(NAME)	138-118 K/
233 So. Pickwick Rd (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	
Savannah Tenn. 38372 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*
and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

Binkley Realty, Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said

Mary R. Stuart, her

the Grantees herein, ~~his/her/their~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land lying and being in the 4th Civil District of Davidson County, Tennessee, and described according to a survey made by Ernest P. Hall, Surveyor, June 24, 1976 as follows to wit:
BEGINNING at a point in the westerly margin of South Mt. Juliet Road, said point being located 688.71 feet as measured in a northerly direction along the westerly margin of South Mt. Juliet Road; from the northeast corner of the property conveyed to Binkley Realty, Inc. by deed of record in Book 5126, page 795, Register's Office for Davidson County, Tennessee; thence north 74 deg. 52' west 1,198.68 feet to an iron pin located in the centerline of a lane; thence along the centerline of said lane north 59 deg. 04' east 128.52 feet to a point; thence continuing along said lane north 65 deg. 37' east 302.89 feet to an iron pin; thence leaving said lane south 71 deg. 16' east 896.93 feet to an iron pin in the westerly margin of South Mt. Juliet Road; thence in a southerly direction along the westerly margin of South Mt. Juliet Road 230 feet to the point of beginning and containing 6.34 acres, more or less.

Being the same property conveyed to Binkley Realty, Inc. by deed from Mary Evelyn Binkley of record in Book 5400, page 941, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,500.00

Subscribed and sworn to before me, this the 19th day of Sept 19 80

Affiant Leslie B. Stuart

My commission expires: 5/14/81 (Affix Seal)

Notary Public ann B. Smith

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 thereto 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.

Whenever 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 our hands this 19th *day of* September, *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.*

BINKLEY REALTY, INC.

BY: Odell Binkley, Jr.
Odell Binkley, Jr., President

This Instrument Was Prepared By

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Ann B. Smith, *a Notary Public in and for said County and State,* .....

the within named 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 ..... *Tennessee, this* ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Ann B. Smith, *a Notary Public of the State and County aforesaid, personally appeared* Odell Binkley, Jr., *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Binkley Realty, Inc., *the within named bargainor, a corporation, and that* ..... *he as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee, *this* 19th *day of* September, *19*80.

Ann B. Smith *Notary Public*

Commission expires 5/11/81

ANN B. SMITH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G 1.0.3 4 9

5481 09/30 41.60- CHECK

IDENTIF. REFERENCE

SEP 30 2 12 PM '80

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

BINKLEY REALTY, INC.

TO

MARY R. STUART

C. W. Bank

2720 Fulton Rd

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

~~PEDIGO & SAINDON~~

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
			13500.00- CO	
			35.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	41.60-
5481	A09/30/80	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.I.0.349

IDENTIF. REFERENCE

SEP 30 2 12 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 783232