This instrument prepared by:
William D. Castleman, Attorney
101 Cumberland Avenue, Suite 100
Madison, TN. 37115
865-4759

WARRANTY DEED

This instrument prepared by:
~~WILLIAMS SHIELDS & WILLIMAN~~
Attorneys - at - Law
Suite 100, Cumberland Office Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPH R. KNIPFER, ET UX	SAME AS OWNER	MAP 15
6314 Eaton's Creek Road (NAME / STREET ADDRESS OR ROUTE NUMBER)	(NAME / STREET ADDRESS)	PARCEL 12
Joelton, TN. 37080 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	14D25550

BOOK 5081 PAGE 439

For and in Consideration of the sum of Ten and----------00/100 ($10.00)----------*DOLLARS* cash in hand paid by the Grantees; JOSEPH R.KNIPFER and wife, DEBORAH J. KNIPFER, and other good and valuable considerations, receipt of which is hereby acknowledged;

H 5 5 9 4 9

T IDENTIF. REFERENCE

JUN 24 9 31 AM '83

FELIX Z. WILLIAMS, JR. REGISTER
DAVIDSON COUNTY, TN

WE, WENDELL D. BINKLEY, LARRY BINKLEY, CLAUDE W. BINKLEY, BRUCE BINKLEY, AND MYRTLE BINKLEY, HEIRS-AT-LAW of EDDIE BINKLEY, DECEASED,

have bargained and sold, and by these presents do transfer and convey unto the said JOSEPH R. KNIPFER and wife, DEBORAH J. KNIPFER *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEGINNING in the center of Eatons Creek Road, in the middle of a concrete culvert, near the intersection of Eaton's Creek Road and Binkley Road, running S. 44 deg. 30' W. with the center line of Eaton's Creek Road 100 feet to a point in the intersection of Eaton's Creek Road and Binkley Road; thence S. 88 deg. 06' W. 151.7 feet with Binkley Road to the S. E. corner of Mrs. Reasoner's Lot; thence N. 23 deg. 17' W. 338 feet to a stake; thence N. 65 deg. 30' W. 188.8 feet to the N. W. corner of Mrs. Reasoner's Lot; Thence N. 66 deg. 30' E. 150 feet to a pin in Falls West line; thence S. 67 deg. 30' E. 58 feet; thence S. 27 deg. 30' E. 103 feet; thence S. 50 deg. 15' E. 151.1 feet; thence S. 33 deg. 30' E. 80.2 feet; thence S. 65 deg. 30' E. 165 feet to the beginning.
BEING the same property conveyed to Eddie Binkley, by deed from Mrs. Charles Binkley, a widow, of record in Book 3575, Page 405, Register's Office for Davidson County, Tennessee. The said Eddie Binkley having since deceased and property is now vested in Wendell D. Binkley, Larry Binkley, Claude W. Binkley, Bruce Binkley, and Myrtle Binkley, as the only heirs-at-law of Eddie Binkley, deceased.

CONTINUED....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this Transfer is $ 15,000.00

Subscribed and sworn to before me, this the 22nd day of June 19 83

Affiant

My commission expires: 2/5/85 (Affix Seal)

Notary Public

INCLUDED in the above description, but expressly EXCLUDED therefrom, is property conveyed unto the State of Tennessee for the use and benefit of the Department of Highways, by deed of record in Book 4539, Page 217, said Register's Office, described as follows:

BEGINNING at a point in Mrs. Charles Binkley's southerly boundary line at Mable Reasoner's northeast corner; thence with said boundary line north 72 deg. 30' E. 150 feet, more or less, to a point in the center of a creek; thence with the meander of said creek, southeastwardly 300 feet, more or less, to a point which 200 feet, more or less, south of the centerline of proposed I-24; thence north 75 deg. 16' 38" W. 150 feet, more or less, to Mable Reasoner's east boundary line; thence with said boundary line north 21 deg. 45' W. 30 feet, more or less, and north 53 deg. 45' W. 190 feet, more or less, to the point of beginning and containing 0.55 acres, and being part of the same property vested in Eddie Binkley by deed from Mrs. Charles Binkley, as of record in Book 3575, Page 405, Register's Office for Davidson County, Tennessee.

THE above described property is to be used for the construction of a controlled access highway and all right of ingress and egress to, from and across the same and to and from abutting lands is hereby conveyed.

THERE is also hereby conveyed a permanent drainage easement, as set forth in instrument of record in Book 4539, Page 217, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3400 Binkley Road, Joelton, Tennessee
(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 Joseph R. Knipfer and wife, Deborah J. Knipfer *their heirs and assigns, forever.*

And We *do covenant with the said* Joseph R. Knipfer and wife, Deborah J. Knipfer *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, HEIRS-AT-LAW OF EDDIE BINKLEY *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Joseph R. Knipfer et ux Deborah J. Knipfer, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 6th *day of* June, *19* 83, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Wendell D. Binkley
X WENDELL D. BINKLEY

Larry Binkley
X LARRY BINKLEY

Claude W. Binkley
X CLAUDE W. BINKLEY

Bruce Binkley
X BRUCE BINKLEY

Myrtle Binkley
X MYRTLE BINKLEY

BOOK 6081 PAGE 461

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 Wendell D. Binkley, Claude W. Binkley, Bruce Binkley and Myrtle Binkley

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 Nashville, Tennessee, this 15th day of June, 1983.

Dorothy C. Wellia, Notary Public.

Commission Expires April 22, 1984.

✓STATE OF TENNESSEE
✓COUNTY OF KNOX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY BINKLEY

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

✓Witness my hand and official seal at Knoxville Tennessee, this 6th day of JUNE, 1983.

✓L. H. Pusley Jr., Notary Public.

Commission Expires My commission expires April 25, 1984 ✓

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

RECEIVED OF_____

FOR BOOK 6081 PAGE 462

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			15000.00- CO	
			39.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	48.50-
7312A06/24/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H55949

IDENTIF. REFERENCE

JUN 24 9 31 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 958513