FORM NO. WD-1

BOOK 6113 PAGE 347

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Richard A. Fitzgerald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August 1983

Notary Public

MY COMMISSION EXPIRES: 4/29/86
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Karl L. Bishop, Attorney, 510 Stahlman Building, Nashville, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Richard A. Fitzgerald, Sr. (NAME)	SAME (NAME)	Map 16,
and wife Sarah V. Fitzgerald		P/O Par. 33
1837 Union Hill Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN. 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Russel Eugene Binkley, Helen Binkley, Elton Binkley, Jr. and Robert A. Binkley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard A. Fitzgerald, Sr., and wife, Sarah V. Fitzgerald

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 10th Civil District of Davidson County, Tennessee, according to a survey by John T. Alley, Surveyor, August 1, 1965.

Beginning at a stake in James Galbreath's north line, F. R. Binkley's southwest corner and the southeast corner of this land; thence with a fence and the line of said Galbreath south 74° 30' west 207 feet to a stake, a corner to Carlos B. Binkley in the line of said Galbreath; thence with the line of said Carlos B. Binkley north 5° 15' east 2,575 feet to a stake, a corner to said Binkley in the line of Robert Galbreath and L. B. Cuffman, Jr.; thence with the line of said Galbreath and Cuffman south 84° 40' east 156.5 feet to a stake, a corner to aforesaid F. R. Binkley in the line of said Galbreath and Cuffman; thence with the line of said F. R. Binkley south 4° 30' west 2,499 feet to the beginning, containing 10.19 acres more or less.

Being the same property inherited by Russel Eugene Binkley, Helen Binkley, Elton Binkley, Jr. and Robert A. Binkley from Elton K. Binkley, Sr., deceased, Probate of Said Estate in the Probate Court of Davidson County, Tennessee, being docket number 72636. The deceased having received the property from Louise B. Winto, et als, as of record in Book 3934, page 68, RODC, Tennessee.

This property is subject to a 30 foot right-of-way easement across the southend of said property providing ingress and egress to the properties of Carlos B. Binkley and T. B. Binkley. The south property line shall be the south line of the easement with the north line of said easement being 30 feet at a right-angle from said south line. A 30 foot right-of-way is provided for this land across the lands of F. R. Binkley and Mrs. Mable B. Dalton.

CASH

This is unimproved (x) improved ( ) property, known as Route #2, Goodlettsville, TN 37072
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

39.50

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, unless otherwise herein set out; 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. Wherever 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 13th and 20th days of July, 1983

Richard A. Fitzgerald — Helen Binkley

Elton Binkley — Russel E. Binkley

3807

STATE OF TENNESSEE
Davidson County

BOOK 6113 PAGE 348

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 _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Russel E. Binkley, Helen Binkley, Elton Binkley, Jr. and Robert A. Binkley

TO

Richard A. Fitzgerald and wife, Sarah V. Fitzgerald

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

BOOK 6113 PAGE 349

STATE OF MICHIGAN

COUNTY OF MACOMB

On this the 13th day of JULY, 1983 before me appeared ELTON BINKLEY, JR., and ROBERT A. BINKLEY, to me known to be the persons described in and who acknowledged the foregoing instrument and who acknowledged that they did execute the same as their free act and did.

Witness my hand an official seal at CITY OF WARREN COUNTY OF MACOMB 01234 VAN DYKE WARREN MICHIGAN 48089 this day and date above written in this acknowledgment.

James G. Fox
NOTARY PUBLIC

JAMES G. FOX
Notary Public, Macomb County, MI
My Commission Expires May 13, 1985

My Commission Expires: _____

JAMES G. FOX NOTARY PUBLIC MACOMB COUNTY, MICH.

H 6 6 2 6 3

IDENTIF. REFERENCE

AUG 10 1 34 PM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

RUSH

BOOK 6113 PAGE 350

STATE OF KENTUCKY

COUNTY OF State at Large

I, Doris Hensley, a Notary Public, hereby certify that the foregoing instrument, of written form, was this date produced to me and in my county and signed before me by HELEN BINKLEY and RUSSEL E. BINKLEY, to be their act and for the purposes therein set forth.

Given under my hand and seal this 20th day of July, 1983.

Doris Hensley
NOTARY PUBLIC

My Commission Expires: 8-31-85

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6113 PAGE 351

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
			10000.00- CO	
			26.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CASH	38.50-
8807A08/10/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 6 2 6. 3

IDENTIF. REFERENCE

AUG 10 1 34 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 970353