#2762

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
254 Highlands Building
Brentwood, Tennessee 37027

BOOK 6163 PAGE 830

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles H. Lloyd, Jr. (NAME)	New Owner (NAME)	65-13
Rt. 6 Old Lebanon Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	17
Mt. Juliet, TN 37122 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	4D-7455

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, JOE P. BINKLEY, and BARBARA GOODWIN, Trustee under the Last Will and Testament of Joel Edward Vradenburg, deceased, ~~and DONNA MAUDE VRADENBURG, Individually and as Executrix and Devisee under the Last Will and Testament of Joel Edward Vradenburg, deceased~~ HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES H. LLOYD, JR. and wife, PATRICIA A. LLOYD,

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

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey, dated September 28, 1983, by Gary R. Cummings, Surveyor, as follows:

Beginning at an iron rod in the southerly margin of Hwy. 70N, Lebanon Pike, said point being the northwest corner of this lot at a 20 foot entrance into the V. W. Foutch property; thence running with said road margin, North 61° 48' 00" East 170.15 feet to an iron rod, said point being the northeast corner of this property and being 205.04 feet northwest of Earheart's corner; thence leaving said road margin and running with the V. W. Foutch property South 26° 42' 13" East 148.10 feet to an iron pin; thence South 65° 12' 32" West 174.61 feet to an iron pin in the drain; thence North 24° 52' 00" West 137.90 feet to the point of beginning and containing 0.566 acres, more or less.

Being the same property conveyed to Joe P. Binkley as the result of a Chancery Court hearing on September 26, 1968 of record in Book 4276, page 75, Register's Office for said County, the said Joe P. Binkley having conveyed a 1/2 undivided interest to Joel E. Vradenburg by deed of record in Book 4849, page 47, said Register's Office, said Joel E. Vradenburg having since died.

This conveyance is made subject to 1983 taxes which have been prorated and assumed by the buyer.

Donna Maude Vradenburg and Donna M. Vradenburg, being one and the same person.

unimproved ( )
This is improved (XX property, known as Lebanon Road, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 19th day of October, 19 83

Joe P. Binkley
JOE P. BINKLEY

Barbara Goodwin
BARBARA GOODWIN, TRUSTEE

Donna M Vradenburg
DONNA MAUDE VRADENBURG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6163 PAGE 831

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe P. Binkley, and Barbara Goodwin, Trustee and Donna M. Vradenburg, Individually and as ~~Executrix~~ the bargainor s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of October, 19 83.

My commission expires 1-20-85 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

H 8 2 4 5 1

IDENTIF. REFERENCE

Oct 26 1 43 PM 83

FELIX A. MILLER, JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF October, 1983

MY COMMISSION EXPIRES: 1-20-85 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

Joe P. Binkley, Barbara Goodwin, and Donna Maude Vradenburg

TO

Charles H. Lloyd and wife, Patricia A. Lloyd

Return to:
First Title & Escrow Company, Inc.
P.O. Box 928
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0928

File Box 38

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

RECEIVED OF _____ BOOK 6163 PAGE 832

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

54000.00- CAMT.
140.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 146.90-
7944A 10/26/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 2 4 5. 1

T
IDENTIF. REFERENCE

OCT 26 1 43 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.988918