FORM NO. WD-1

BOOK 6246 PAGE 737

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Walter A. Keeler, Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March, 1984

James A. Stinnett, Jr.
Notary Public

MY COMMISSION EXPIRES: 12-9-84
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stinnett, Wilkinson & Wilson, Attorneys, 108 S. Main St., Ashland City, TN 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter A. Keeler, Sr., et ux (NAME)	SAME (NAME)	Map 014-000
2823 BARCLAY DR. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 126.00
NASHVILLE, TN. 37206 (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, Denton Binkley and Johnnie Binkley, Co-Executors of the Last Will and Testament of Dora Binkley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter A. Keeler, Sr. and wife, Regina V. Keeler

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:

A tract of land located in the 14th District of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron pin in the north margin of an 80 foot right of way for a frontage road leading to Bidwell Road, the same being Jehu M. Ward's southeast corner; thence with Ward's south line North 3° 49' 41" East 1521.17 feet to a concrete monument; thence South 86° 48' 42" East passing through an iron pin at 240 feet, 459.82 feet to an iron pin; thence South 3° 42' 46" West 1640.12 feet to an iron pin in the north margin of said frontage road; thence with the north margin of said frontage road around a curve with a delta of 10° 16' 53" and radius of 2661.0 feet a length of 477.23 feet to the beginning, containing 16.96 acres, more or less, according to survey of William M. Keel, Number 990, dated December 15, 1983.

BEING a part of the same property conveyed to Hubert Binkley and wife, Dora Binkley, by deed of record in Book 3164, page 343, Register's Office for Davidson County, Tennessee. Hubert Binkley died intestate and Dora Binkley acquired the entire fee as the surviving tenant by the entirety. The undersigned grantors are the Co-Executors of the Last Will and Testament of Dora Binkley, of record in Will Book 128, page 632, Probate Office for Davidson County, Tennessee.

GRANTEES will pay 1984 land taxes, which have been prorated.

CHECK

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

03/12 71.50-

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 hand s this 10th day of March, 1984

Denton Binkley Co. X

Johnnie Binkley Co. X.

3114

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County
Cheatham

BOOK 6246 PAGE 738

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Denton Binkley and Johnnie Binkley, Co-Executors of the Last Will and Testament of Dora Binkley

the bargainors, 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 Ashland City, Tennessee, this 10th day of March, 1984.

Commission expires 10-29-84

James W. Stewart Jr.
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
DENTON BINKLEY and JOHNNIE BINKLEY
Co-Executors of the Last Will and Testament of Dora Binkley

TO
WALTER A. KEELER, SR., ET UX

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

I 0 7 9 6 1

IDENTIF. REFERENCE

MAR 12 9 28 AM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

BOOK 6246 PAGE 739

RECEIVED OF _____

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

250000.00- CAMT.
65.00 CSTAX
.50 PRFEE.
6.00 WDEED
CHECK. 71.50-
911403/12/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

ID 7961

T
IDENTIF. REFERENCE

MAR 12 9 28 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 19143