This Instrument Prepared By: Homer R. Ayers, Attorney
100 Long Hollow Pike, Goodlettsville, TN 37072

# WARRANTY DEED

BOOK 6270 PAGE 749

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Claude R. Tolbert, et ux | SAME | Map 26-5 |
| (NAME) | (NAME) | |
| 411 Alta Loma | | Parcel 74 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Goodlettsville, Tn. 37072 | | GO-7688 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* ----------Ten and no/100----------
----------$10.00---------- *Dollars,*

Cash in hand paid by the Grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain note and Deed of Trust dated August 9, 1982, payable to the order of Clara L. Kelly, of record in Book 5922, page 137, Register's Office, Davidson County, Tennessee, which the Grantees assume in full and hold Grantors harmless from same.

We, GARY S. BINKLEY and wife, KARRON M. BINKLEY, Grantors

*have this day bargained and sold, and do hereby transfer and convey unto the said*
CLAUDE R. TOLBERT and wife, DORRIS MARIE TOLBERT, Grantees, their

*(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:*

Being Lots 16 and 17 of Block "C" on the Plan of the Third Addition to Roscoe Place, of record in Book 843, page 74, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Gary S. Binkley and wife, Karron M. Binkley, by deed from Clara L. Kelly, a widow, of record in Book 5922, page 134, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 45,526.48

Subscribed and sworn to before me, this the 12th day of April 19 84

Affiant Claude R. Tolbert

My commission expires: 1-19-88 (Affix Seal)

Notary Public Deanie M. Cathey

unimproved (
This is improved ~~x~~ property, known as 304 Hollywood Drive, Goodlettsville, TN 37072
(House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest 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,* 1984 State, County and City of Goodlettsville taxes, prorated and assumed in full by Buyers, and that which appears of record.

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.*

*Witness* our *hand* s *this* 12th *day of* April *19* 84, *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Gary S. Binkley
Karron M. Binkley

Claude R. Tolbert
Dorris Marie Tolbert

3536

BOOK 6270 PAGE 750

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary S. Binkley and wife, Karron M. Binkley and Claude R. Tolbert and wife, Dorris Marie Tolbert

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Goodlettsville Tennessee, this 12th day of April, 19 84.

Deanne M. Cathey Notary Public

Commission expires 1-19-88

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

I 1 5 5 1 9

IDENTIFICATION REFERENCE

APR 16 8 24 AM '84

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

Compliments of
**Goodlettsville Land Title Insurance Agency, Inc.**
100 New Long Hollow Pike
GOODLETTSVILLE, TENNESSEE
37072

# OFFICIAL RECEIPT

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6270 PAGE 751

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

45026.43- CAMT.
118.30 CSTAX
.50 PRFEE
6.00 MTGE?
CHECK 124.80-
8536A04/16/84 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

1 1 5 5 I.D. REFERENCE

Apr 16 6 24 PM '84

IDENTIF. [illegible] REGISTER
DAVIDSON COUNTY, TN

**No.** 28285