BOOK 6888 PAGE 235 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF June, 1986

Notary Public

MY COMMISSION EXPIRES: 1-15-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTY., 730 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William C. Gifford, Sr. et al (NAME) | SAME (NAME) | Map 49 |
| P. O. Box 216 (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 89 |
| Whites Creek, TN 37189 (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | 14DZ 19400 |

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, Charles E. Binkley and wife, Dorothy Binkley,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William C. Gifford, Sr. and Gary Gifford,

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 or parcel of land in the 14th Civil District of Davidson County, Tennessee, and more fully described as follows:

Beginning at a stake in the westerly margin of the Whites Creek Pike, said point being 395.5 feet south of the intersection of the Whites Creek Pike with the Buena Vista Pike; thence south 83° 31' west 133.5 feet to an iron pin in the easterly margin of the Buena Vista Pike; thence along the easterly margin of Buena Vista Pike north 5° west 281.2 feet to a point 132.5 feet south of the intersection of the Whites Creek and Buena Vista Pikes; thence north 82° east 25 feet to a point in the westerly margin of the Whites Creek Pike, said point being 133 feet south of the intersection of the Whites Creek and Buena Vista Pikes; thence along the westerly margin of the Whites Creek Pike with a radius of 1290 feet, south 44° east 281.0 feet to the point of beginning.

Being the same property conveyed to Charles E. Binkley and wife, Dorothy Binkley, by deed from John R. Hunter and wife, Marcia Hunter, as of record in Book 6847, page 49 , Register's Office of Davidson County, Tennessee.

Buyers assume the balance due on a note secured by an Installment Deed of record in Book 6124, page 726, Register's Office of Davidson County, Tennessee.

This is ( ) unimproved ( X ) improved property, known as Buena Vista Pike Nashville, TN 37218
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 16Th day of June, 1986

Charles E. Binkley
CHARLES E. BINKLEY

Dorothy Binkley
DOROTHY BINKLEY

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Charles E. Binkley and wife, Dorothy Binkley,

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 16th day of June, 1986.

Commission Expires 1-18-88 James A. Carver Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____

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

_____ Notary Public

Commission Expires _____

11039

IDENTIFICATION REFERENCE

JUN 16 3 59 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

CHARLES E. BINKLEY, et ux

TO

WILLIAM C. GIFFORD, SR., et al

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 -- 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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

RECEIVED OF _____

FOR _____ BOOK 6888 PAGE 237

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 234.00 | CSTAX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDFEE |
| | | | CHECK | 240.50- |
| | | | 6120AC6/16/86 BAL | .00 |

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

11039

IDENTIFICATION REFERENCE

JUN 16 3 59 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 259690