BOOK 7015 PAGE 203

WARRANTY DEED

This instrument prepared by:

George D. Binkley
416 Glenpark Drive
Nashville, Tennessee 37217

Address of New Owner(s):	Send Tax Bills to:	Map-Parcel Nos.
EARL J. DYER, et ux 7425 Harper Road Joelton, Tn. 37080	Same	8-122

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 10,000.00.

George D. Binkley
Affiant

Subscribed and sworn to before me this 21 day of October, 198_.

Mitzi L. Farley
Notary Public

Commission expires: 1/10/89

5483

IDENTIFICATION

Oct 21 11 50 AM '85

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, L. NEAL BINKLEY and wife LUCILLE BINKLEY, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto EARL J. DYER and wife, CAROL E. DYER, hereinafter referred to as Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A One-sixth (1/6) interest in and to the following described property:

A tract of land partially in the 1st Civil District of Davidson County, more particularly described as follows: Beginning at an iron pin in the West margin of Harper Road said point being N 3° 37' E 315' from an iron pin with sugar tree pointer, being the original Southeast corner of L. Neal Binkley 100 plus acre tract; thence leaving Harper Road and severing Binkleys 100plus acre tract N 68° W 1026.0' to an iron pin with white oak pointer; thence N 10° 35' E 1000.0' to an iron pin; thence N 16° 10' E 880.82' to a set stone and fence corner in the original North boundary line of Binkley 100 plus acre tract an being Steve Liebfritz (heirs) Southeast corner and Alvin Hawkins Southwest corner; thence with the original North boundary line of said 100 plus acre tract, Alvin Hawkins South line S 85° E 661.2' to an iron post corner to Hawkins; thence with the original East boundary line of Binkley 100 plus acre tract, Hawkins West line, to a point in the Westerly margin of Harper Road, continuing with same S 3° 37' W 2,160.0' in all to a point of beginning. containing 39.23 acres.

Being a part of a 100 plus acre tract conveyed to L. Neal Binkley and wife, Lucille Binkley from Olive Harris by deed of record in Book 77, page 611, Register's Office of Cheatham County, Tennessee.

This is unimproved/improved property, known as 7425 Harper Road, Joelton, Tennessee 37080

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, except as hereinabove set forth.

AND we do further covenant and bind ourselved, and our heirs 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.

WITNESS our hands this 21 day of October, 1986.

L. NEAL BINKLEY

By: George David Binkley
George David Binkley
His Attorney-in-Fact by virtue of
Power of Attorney of record in Book
6420, Page 744, Register's Office
for Davidson County, Tennessee

LUCILLE BINKLEY

By: George David Binkley
George David Binkley
Her Attorney-in-Fact by virtue of
Power of Attorney of record in Book
6420, Page 745, Register's Office
for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of October, 1986, before me personally appeared GEORGE DAVID BINKLEY, Attorney-in-Fact, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of L. NEAL BINKLEY, acknowledged that he executed the same as the free act and deed of said L. NEAL BINKLEY.

Witness my hand and seal at office in Nashville, Tennessee, this 21st day of October, 1986.

Notary Public

My Commission Expires:
1/10/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of October, 1986, before me personally appeared GEORGE DAVID BINKLEY, Attorney-in-Fact, to me known, or proved to me on the basis of satisfacroty evidence, to be the person who executed the foregoing instrument in behalf of LUCILLE BINKLEY, acknowledged that he executed the same as the free act and deed of said LUCILLE BINKLEY.

Witness my hand and seal at office in Nashville, Tennessee, this 21st day of October, 1986.

Notary Public

My Commission Expires:
1/10/89

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

RECEIVED OF _____

FOR _____

BOOK 7015 PAGE 266

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

10[illegible].00- CAMT.
28.00 CSTAX
.50 PRFE
9.00 WDFE
CHECK 37.50-
C476A10/21/86 3AL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5483 I

IDENTIFICATION REFERENCE

Oct 21 11 50 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No.02663