BOOK 7054 PAGE 567

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~66,500.00~~

Charles D. Simms
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November, 19 86.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

E \ o 27

THIS INSTRUMENT WAS PREPARED BY

Montgomery & Associates 457 Donelson Pike, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles D. Simms, unmarried (NAME)	Leader Federal (NAME)	75-6
8406 Gullett Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2926 (STREET ADDRESS)	18
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101-2926 (CITY) (STATE) (ZIP)	04D 03760

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, Mildred Dorris Binkley, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles D. Simms, unmarried

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 certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 248 on the Plan of Hermitage Estates, of record in Book 3300, pages 70 and 71, Register's Office for said County, as followoos:

Said Lot No. 248 fronts 82 feet on the southerly side of Gullett Drive and runs back 139.29 feet on the westerly line and 156.6 feet on the easterly line which is a broken line to a dead line in the rear on which it measures 60.25 feet.

Being the same property conveyed to Frederick Haynes Binkley and wife, Mildred Dorris Binkley by deed from M. T. Melvin and wife, Mary T. Melvin of record in Book 3921, Page 966, Register's Office, Davidson County, Tennessee.The Said Frederick Haynes Binkley having since died, property now vested in Mildred Dorris Binkley, a widow.

Subject to restrictions of record in Book 3403, page 556 said Register's Office.

This conveyance is subject to any and all existing easements of record.

6 8 0 3 — DEC — 5 4 PM '86 IDENTIFICATION REFERENCE

This is unimproved (XX) unimproved ( ) property, known as 8406 Gullett Drive, Hermitage, TN 37076
(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 her hand this 26th day of November, 19 86

Mildred Dorris Binkley

Mildred Dorris Binkley, a widow

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mildred Dorris Binkley, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of November 19 86.

Commission expires 11/10/89

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

Mildred Dorris Binkley, a widow

TO

Charles D. Simms, unmarried

MONTGOMERY, CRANFORD, KESTNER & HARDEMAN
215 Centerview DRIVE, SUITE 150
Brentwood, TENNESSEE 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 7054 PAGE 569

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
			6.50 REGIS. 186.20 STATE .50 PRFE 6.00 ADD'L CHECK	192.70-
			1421A 12/01/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68069

IDENTIFICATION REFERENCE

Dec 1 1 54 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No17255