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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,500.00

Richard C. Binkley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September 1987

Notary Public

MY COMMISSION EXPIRES: 1-21-90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY		
L. Kenneth Johnson, Atty., 302 Moss Trail, Goodlettsville, Tennessee, 37072		
NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
~~Richard C. Binkley Et Ux~~ (NAME)	Name and Address of Mortgagee: NONE Same (NAME)	18-12
504 Geneva Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	86
Goodlettsville Tn. 37072 (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 H. (Harry) B. Jackson and wife, Rubye P. Jackson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard C. Binkley and wife, Margie H. Binkley

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 in the old Tenth Civil District of Davidson County, Tennessee, being Lot 7 of Jackson Park Subdivision of record in Book 6900, page 430, R.O.D.C.T., more particularly described as follows:

Beginning at an iron pin set at the intersection of the east right-of-way line of Dickerson Pike and the southwesterly right-of-way line of CSX Railroad; thence,

1. With the southwesterly right-of-way line of CSX railroad S 57° 11' 15" E, 320.67 feet to an iron pin set; thence,
2. With a line severing the property of H. B. Jackson and Rubye Jackson, as recorded in Deed Book 1320, page 400, and Deed Book 2273, page 595, R.O.D.C., Tennessee, S 7° 08' 06" E, 50.00 feet to an iron pin set; thence,
3. N 73° 31' 09" W, 277.42 feet to an iron pin set; thence,
4. With the east right-of way line of Dickerson Pike, N 3° 49' 54" W, 145.00 feet to the point of beginning and containing 25,008 square feet or 0.574 acre more or less.

Being part of the property conveyed to H. (Harry) B. Jackson and wife Rubye P. Jackson, by deed from Robert E. Hitt of record in Book 2273, page 595, and by deed from Kittie Lee Perkins, et al of record in Book 1320, page 400, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to easements apparent and of record and shown on Plat of record and agreements announced at sale including changing driveway and utilities, including CSX Charter Rights.

6431 4

IDENTIFICATION REFERENCE

SEP 11 10 47 AM 87

DAVIDSON COUNTY, TN.

CHECK

unimproved ( )
This is improved (X) property, known as Dickerson Pike (House Number) (Street) Goodlettsville, Tennessee 37072 (P.O. Address) (City or Town) (State and 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 8th day of September, 1987

X (H. Harry) B. Jackson
H. (HARRY) B. JACKSON

Rubye P. Jackson
RUBYE P. JACKSON

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 H. (Harry) B. Jackson and wife, Rubye P. Jackson,

the bargainors, 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 Goodlettsville, Tennessee, this 8th day of September, 1987.

Daniel P. Jakes Notary Public

Commission Expires 1-21-90

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 _____

WARRANTY DEED

FROM

H. (HARRY) B. JACKSON ET UX

TO

RICHARD C. BINKLEY ET UX

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 _____

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CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MO TAX - STATE TAX MORT
TD - TRUST DEED			PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

495[illegible].00-	CAMT.	
138.60	CSTAX	
.50	PRFEE	
6.00	WDEED	
	CHECK	145.10-
1535A09/11/87	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 4 3 1 4

IDENTIFICATION/REFERENCE

SEP 11 10 47 AM '87

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 15232