Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 301
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 7460 PAGE 899

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR. NO.
Michael R. Busby, etux P. O. Box 813 Goodlettsville, Tn. 37072	SAME AS NEW OWNERS	Map 2 Par. 23 10D-23413

3267 02/02 0101 03 CHECK 27.50

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, EDWARD G. BINKLEY and wife, BETTY L. BINKLEY and SAMMY RAY BINKLEY and wife, WANDA G. BINKLEY, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said MICHAEL R. BUSBY and wife, LEANNE C. BUSBY, hereinafter referred to as the "GRANTEE", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the Second District of Davidson County, Tennessee, being the property of C. E. Binkley, etux, as of record in Deed Book 2539, page 482, Register's Office, Davidson County, Tennessee, described according to a survey by Donald R. Carver, Surveyor, dated December 11, 1987, as follows:
BEGINNING at an iron pin in the eastern margin of East End Road, said point being the osuthwest corner of Roy C. Shepherds property and the western more portion of said land; thence leaving said road with Shepherd's line, S. 84 deg. 09' 30" E. 243.10 feet to an iron pin; thence with Shepherd's line, N. 01 deg. 26' 28" E. 180.00 feet to an iron pin in the fork of a drainage ditch; thence with ditch, N. 76 deg. 56' 43" E. 122.46 feet to an iron pin in said ditch; thence with Michael R. Busby's line, S 00 deg. 13' 22" W. 307.69 feet to an iron pin on a curve to the left in the margin of East End Road; thence with curve to left having radius of 741.78 feet, delta of 05 deg. 31' 53", length of 84.56 feet to a point; thence with said margin, N 87 deg. 30' 00" W 129.73 feet to a curve to the right; thence with curve to right having a radius pf 168.18 feet, delta of 67 deg. 33' 50", length of 198.32 feet to the point of beginning, containing 1.25 acres more or less.
Being property conveyed to Edward G. Binkley and Sammy Ray Binkley by deed from Anna S. Binkley, a widow, of record in Book 6409, page 762, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And, We, the Grantors do covenant with the said Grantees, that we are lawfully seized and possessed of said land in fee

ple, have a good right convey it and warranty that the same is unencumbered, except 1988 State & County taxes, a lien, prorated between the parties and assumed in full by Grantees.

And the, Grantors do further covenant and bind ourselves, our heirs and representatives to warranty and forever defend the title to the land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 21st day of January, 1988.

Edward G Binkley
EDWARD G. BINKLEY

Sammy Ray Binkley
SAMMY RAY BINKLEY

Betty L Binkley
BETTY L. BINKLEY

Wanda G. Binkley
WANDA G. BINKLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD G. BINKLEY and wife, BETTY L. BINKLEY and SAMMY RAY BINKLEY and wife, WANDA G. BINKLEY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 21st day of January, 1988.

Patsy C. Davidson
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 12-31-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $7,500.00.

Michael R Binkley
Affiant

Sworn to and subscribed before me, this the 21st day of January, 1988.

Patsy C. Davidson
NOTARY PUBLIC

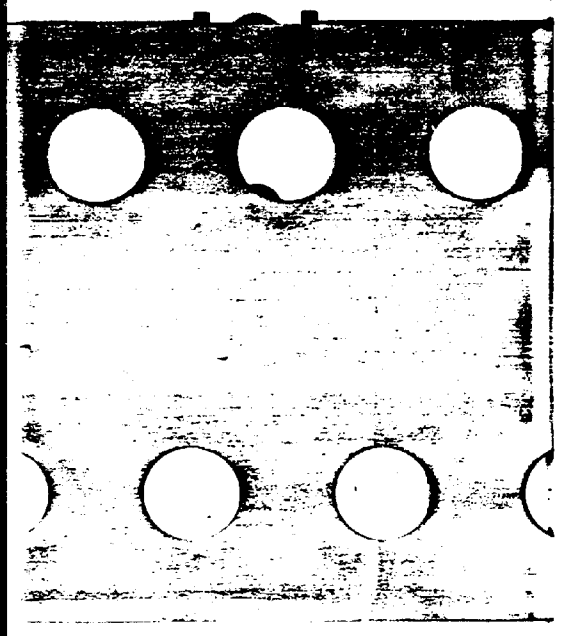
NOTARY PUBLIC AT LARGE

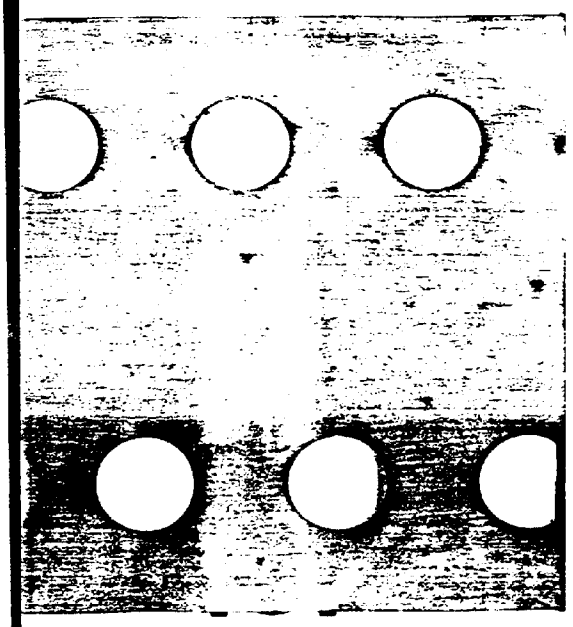
My Commission Expires: 12-31-89

1988 FEB 2 10 28 AM

IDENTIFICATION REFERENCE

DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7460 PAGE 901

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

CAMT	75000.00
CON TX	21.00
PRFEE	0.50
WDEED	6.00
TOTAL	27.50
CHECK	27.50

02/02/88 01 10:28 0001 3267

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01888

IDENTIFT REFERENCE

FEB 2 10 28 AM '88

DAVIDSON COUNTY, TN

No. 58139