File Box 29

BOOK 8240 PAGE 983

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

X Bettie Jean Binkley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF November, 1990

Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred T. Binkley (NAME)	SAME (NAME)	MAP 75-4
4513 Baton Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 73
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	4D-24737

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, Leon T. Campbell and wife, Reba F. Campbell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred T. Binkley and wife, Bettie Jean 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:

BEING Lot No. 306 on the Map of Tulip Grove, Section V, as of record in Book 4175, page 71, Register's Office for Davidson County, Tennessee.

SAID Lot No. 306 fronts 90 feet on the southeasterly side of Baton Rouge Drive and extends back 140.8 feet on the northeasterly line and 169.68 feet on the southwesterly line to a dead line in the rear on which it measures 98.81 feet.

BEING the same property conveyed to Leon T. Campbell and wife, Reba F. Campbell by deed from James P. Breen and wife, Mary B. Breen, filed of record in Book 5184, page 788, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

7 3 9 7 9

IDENTIF. TREFERENCE

Nov 20 12 58 PM '90

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

This is unimproved ( ) improved (X) property, known as 4513 Baton Rouge 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 our hand s this 19th day of November, 1990

Leon T. Campbell

Reba F. Campbell

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Leon T. Campbell and wife, Reba F. Campbell

(or proved to me on the basis of satisfactory evidence)

the bargainor S, 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 at Nashville, Tennessee, this 19th day of November, 19 90.

Commission expires May 8, 1991

Ollie Mai Parsley Notary Public

STATE OF TENNESSEE }
}

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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 _____.

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Leon T. Campbell and wife, Reba F. Campbell

TO

Fred T. Binkley and wife, Bettie Jean Binkley

Return to:

PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

27.4 11/20 3101 03CHECK 304.00

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
				CAMT 90000.00
				CON TX 297.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 304.00
				CHECK 304.00
11/20/90	01			12:56 0001 8974

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73979

IDENTIF. REFERENCE

Nov 20 12 58 PM '90

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY TN.

No. 374968