Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 8432 PAGE 298

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jeffrey W. West, et ux 416 Rosehill Dr. Goodlettsville, Tn. 37072	Same as New Owner	Map 12 Parcel 136 Field Book I.D. # 10D 51555

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, RICHARD C. BINKLEY and wife, MARGIE H. BINKLEY, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JEFFREY W. WEST and wife, LESLIE A. WEST, hereinafter referred to as 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 the 10th Civil District of Davidson County, Tennessee, being Tract No. 24 on a survey dated May 13, 1986, by Richard C. Kessinger, Surveyor, Number 1038, Job Number 86-113, and more specifically described as follows:

Beginning at an iron pin in the southerly margin of Baker Road (said point being South 58 deg. 21' 14" West 163.93 feet; thence in a westerly direction on a curve having a radius of 311.50 feet, a tangent of 222.08 feet and a delta angle of 70 deg. 58' 23" for a distance of 385.86 feet; thence, North 46 deg. 09' 44" West, 81.89 feet to a point; thence, North 46 deg. 09' 44" West 120.00 feet to a point; thence, in a westerly direction on a curve having a radius of 595.21 feet, a tangent of 196.11 feet and a delta angle of 36 deg. 28' 20" for a distance of 378.88 feet; thence, North 86 deg. 35' 19" West 141.00 feet from the southwesterly corner of the intersection of Baker Road and Old Dickerson Pike); thence, South 5 deg. 54' 41" West 921.02 feet to an iron pin; thence, North 84 deg. 06' 48" West 250.00 feet to an iron pin; thence North 5 deg. 54' 41" East 910.21 feet to an iron pin in the southerly margin of Baker Road; thence, with said margin of said road South 86 deg. 35' 19" East 250.24 feet to the point of beginning and containing 5.26 acres, more or less.

Being the same property conveyed to Richard C. Binkley and wife, Margie H. Binkley by deed from Robert H. Couch, Jr. and wife, Layne Couch and Renee Hoffman, a single woman of record in Book 7851, page 306, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is unimproved property being 5.26 acres on Baker Road, Davidson County, Tennessee.

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, the GRANTORS, 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

warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1991, which are a lien but not yet due and payable, which have been prorated between the parties and which will be paid in full by the GRANTEES when due.

2. Subject to an Easement for right of way granted to Southern Bell Telephone & Telegraph Co. of record in Book 1118, page 463, said Register's Office.

3. Subject to an Easement for right of way for public roads granted to Davidson County, Tennessee of record in Book 1634, page 623, said Register's Office.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 28th day of August, 1991.

"GRANTORS"

Richard C. Binkley
RICHARD C. BINKLEY

Margie H. Binkley
MARGIE H. BINKLEY

"GRANTEES"

Jeffrey W. West
JEFFREY W. WEST

Leslie A. West
LESLIE A. WEST

35.9 08/30 0101 03CHECK 166.10

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD C. BINKLEY and wife, MARGIE H. BINKLEY, and JEFFREY W. WEST and wife, LESLIE A. WEST, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 28th day of August, 1991.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $43,000.00.

Affiant

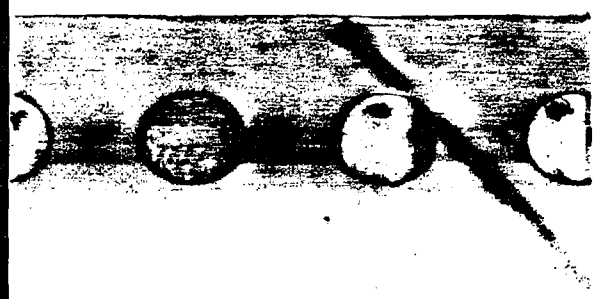
Sworn to and subscribed before me, this the 28th day of August, 1991.

NOTARY PUBLIC

My Commission Expires: 12/29/93

43349

AUG 30 12 27 PM '91



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8432 PAGE 300

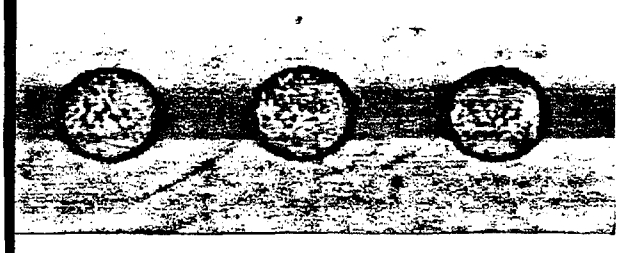
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 43000.00
CON TX 159.10
PRFEE 1.00
WDEED 6.00
TOTAL 166.10
CHECK 166.10

08/30/91 01 12:31 0001 8519

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



43449

IDENTIFICATION

AUG 30 12 27 PM '91

No. 454994