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

mail

BOOK 8445 PAGE 646

WARRANTY DEED

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Ronald E. Denton<br>301 Gates Road<br>Goodlettsville, TN 37072 | Same as New Owner | Map 18-12<br>Parcel 86<br>Field Book I.D. No.<br>GO 20794 |

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 RONALD E. DENTON, a/k/a RONALD ELTON DENTON, SR., and wife, ROSEMARY L. DENTON, 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 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, Register's Office for Davidson County, Tennessee, 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 South 57 deg. 11' 15" East, 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, Register's Office for Davidson County, Tennessee, South 7 deg. 08' 06" East, 50.00 feet to an iron pin set; thence, 3. North 73 deg. 31' 09" West, 277.42 feet to an iron pin set; thence, 4. With the east right-of-way line of Dickerson Pike, North 3 deg. 49' 54" West, 145.00 feet to the point of beginning and containing 25,008 square feet or 0.574 acre more or less.

Being the same property conveyed to Richard C. Binkley and wife, Margie H. Binkley by deed from H. (Harry) B. Jackson and wife, Rubye P. Jackson of record in Book 7350, page 93, Register's Office for Davidson County, Tennessee.

The foregoing described was prepared from a survey dated June 27, 1988 and August 23, 1991, by R. L. Montoya, Registered Land Surveyor, No. 697.

The current mailing address for said property is: Lot 7, Dickerson Pike, Goodlettsville, Davidson County, Tennessee, 37072.

RONALD E. DENTON and RONALD ELTON DENTON, SR., being one in the same person.

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 any and all matters as they may appear on the Plan of record in Book 6900, page 430, said Register's Office.

3. Subject to Easements for sanitary sewers granted to the City of Goodlettsville of record in Book 4805, page 903 and in Book 4956, page 175, said Register's Office, and as shown on said plat.

4. Subject to agreements announced at sale including changing driveway and utilities, including CSX Charter Rights as stated in deed of record in Book 7350, page 93, 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 12th day of September, 1991.

"GRANTORS"

RICHARD C. BINKLEY

MARGIE H. BINKLEY

"GRANTEES"

RONALD E. DENTON

ROSEMARY L. DENTON

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 RONALD E. DENTON, and wife, ROSEMARY L. DENTON, 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 12th day of September, 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 $55,000.00.

Affiant

Sworn to and subscribed before me, this the 12th day of September, 1991.

NOTARY PUBLIC

My Commission Expires: 12/29/93

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SEP 19 9 02 AM '91

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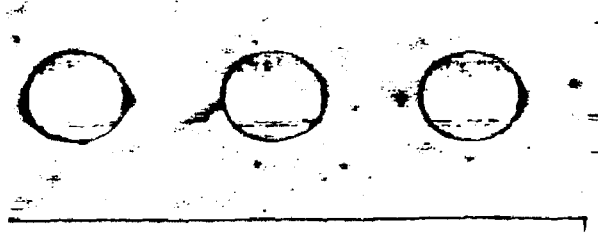


**OFFICIAL RECEIPT**
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8445 PAGE 648



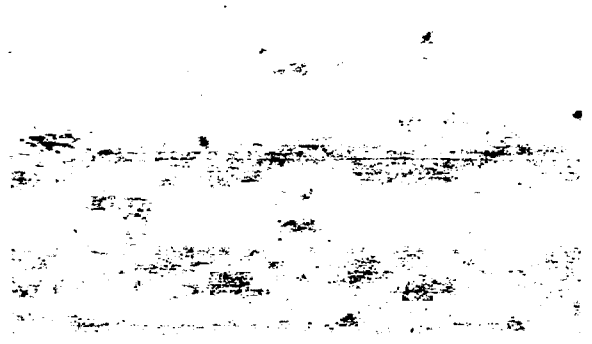
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 55000.00 |
| CON TX | 203.50 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 210.50 |
| CHECK | 210.50 |

09/19/91 01 09:04 0001 2122

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



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IDENTIFICATION REFERENCE

SEP 19 9 02 AM '91

No. 460343