BOX 61

BOOK 10802 PG 133

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Subscribed and sworn to before me, this 13TH day of FEBRUARY, 1998.

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:

Affiant

Notary Public

My Commission Expires MARCH 27, 1999

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
FIRST TITLE CORPORATION
1161 MURFREESBORO ROAD
SUITE 324
NASHVILLE, TN 37217

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: **ROBERT L. BINKLEY AND WIFE, SANDRA J. BINKLEY**	NAME: **SAME**
STREET ADDRESS: **277 GARRY DRIVE**	STREET ADDRESS:
CITY: **NASHVILLE** STATE: **TN**	CITY: STATE:
ZIP CODE: **37211** MAP & PARCEL NO. **134-13-0/062.00**	ZIP CODE:

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ROBERT DEAN EZELL AND WIFE, ALICE MARIE EZELL**

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO **ROBERT L. BINKLEY AND WIFE, SANDRA J. BINKLEY,**

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 150 on the Plan of Kenilworth Estates, Sec. I, as of record in Book 2900, pages 105 and 106, Register's Office for said County.
Said Lot No. 150 fronts 70 feet on the southerly side of Garry Drive, and runs back 187.8 feet on the easterly line and 178.2 feet on the westerly line, to a dead line, which is a broken line, measuring 83 feet thereon.

Being the same property conveyed unto Robert Dean Ezell and wife, Alice Marie Ezell, by Deed recorded July 3, 1967, in Book 4149, Page 318, of the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS **277 GARRY DRIVE, NASHVILLE, TN 37211**

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 MY HAND THIS **13TH** DAY OF **FEBRUARY, 1998.**

ROBERT DEAN EZELL **ALICE MARIE EZELL**

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13TH day of FEBRUARY, 1998, before me personally appeared ROBERT DEAN EZELL AND WIFE, ALICE MARIE EZELL to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

NICOLE HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Notary Public

My Commission Expires MARCH 27, 1999

WARRANTY DEED

0402818

98 FEB 20 AM 10:22

5669 02/20 0101 03CHECK 286.50

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

RECEIVED OF _____

FOR _____ BOOK 10802 PG 135

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 75000.00
CON TX 277.50
PRFEE 1.00
MISCD 8.00
TOTAL 286.50
CHECK 286.50

02/20/98 01 10:21 0001 5669

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0402818
IDENTIFICATION REFERENCE
98 FEB 20 AM 10:22
DAVIDSON COUNTY TN

No. 1256163