BOOK 6635 PAGE 949

AUG 22 3 11 PM '85

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

3 0 7 8 5

WARRANTY DEED

FROM: THE HEIRS OF GEORGIA BINGHAM

TO: JAMES R. WATTS

MAIL BILL

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NO.]
[James R. Watts	[ ]	Map 72-7]
[601 Fatherland St.	[SAME]	Parcels 285 +286]
[Nashville, TN	[ ]	FB 1502 35300]
[37206	[ ]	1502 35305]

[THIS INSTRUMENT PREPARED BY: Barrett B. Sutton, Jr.,]
[White & Reasor, 3305 West End Avenue, Nashville, TN 37203]

[STATE OF TENNESSEE:]
[COUNTY OF DAVIDSON:]
[ ]
[The actual consideration or value, whichever is greater,]
[for this transfer is $33,000.00.]
[ ]
[AFFIANT]
[ ]
[Subscribed and sworn to before me this 21ST day of]
[August, 1985.]
[ ]
[NOTARY PUBLIC]
[ ]
[MY COMMISSION EXPIRES: 5-13-89]

FOR AND IN CONSIDERATION OF the sum of Thirty-Three Thousand and No/100 ($33,000.00) Dollars, the receipt of which is hereby acknowledged, Robert M. Bingham, William M. Bingham, Jr., Martha Bingham Nelson, and Margaret Bingham Lyons, being hereinafter jointly and severally referred to herein as "Grantors", have this day bargained and sold, and do hereby transfer and convey unto James R. Watts, hereinafter called "Grantee", his heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT NO. 1:

Being Lot No. 17 in the subdivision of The Waters Place on Maxey Lane, a Plan of which is of record in Book 332, Page 136, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the southerly side of the Williams Ferry Road or Maxey Lane, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Georgia Bingham, by deed of record in Book 986, Page 358, Register's Office for Davidson County, Tennessee. Said Georgia Bingham died intestate on February 20, 1955, leaving the undersigned as her only heirs at law.

TRACT NO. 2:

A certain tract or parcel of land in Davidson County, Tennessee. Being Lot No. 16 in the subdivision of The Waters Place on Maxey Lane, as of record in Book 332, Page 136. Said Lot No. 16 fronts 50 feet on the southerly side of Williams Ferry Road, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Georgia Bingham, by deed of record in Book 971, Page 659, Register's Office for Davidson County, Tennessee. Said Georgia Bingham died intestate on February 20, 1955, leaving the undersigned as her only heirs at law.

This is improved property, known as 1414 McGavock Pike, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee, his heirs, personal representatives, successors and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except:

1. Taxes for the year 1985, which have been prorated and assumed by the Grantee.

Grantors further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

Dora M. Bingham, spouse of Robert M. Bingham, Mary Lee Bingham, spouse of William M. Bingham, Jr., and Norman P. Nelson, spouse of Martha Bingham Nelson join in this Deed for the purpose of conveying their respective interest in the Property by virtue of marriage, if any.

IN WITNESS WHEREOF, the parties have executed this instrument on this the 14th day of August, 1985.

Robert Bingham
ROBERT M. BINGHAM

Dora M. Bingham
DORA M. BINGHAM

William Bingham Jr.
WILLIAM M. BINGHAM, JR.

Mary Lee Bingham
MARY LEE BINGHAM

Martha Bingham Nelson
MARTHA BINGHAM NELSON

Norman P. Nelson
NORMAN P. NELSON

Margaret Bingham Lyons
MARGARET BINGHAM LYONS
unmarried

STATE OF Tenn. :
COUNTY OF Davidson :

Personally appeared before me, J. Warren Hinkley Jr., a Notary Public in and for said County and State, Robert M. Bingham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 14th day of August, 1985.

J. Warren Hinkley Jr.
NOTARY PUBLIC

MY COMMISSION EXPIRES: Oct 24, 1988

STATE OF Tenn. :
COUNTY OF Davidson :

Personally appeared before me, J. Warren Hinkley Jr., a Notary Public in and for said County and State, Dora M. Bingham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 14th day of August, 1985.

J. Warren Hinkley Jr.
NOTARY PUBLIC

MY COMMISSION EXPIRES: Oct 24 1988

STATE OF Tenn. :
COUNTY OF Davidson :

Personally appeared before me, L. Leslie Graham, Jr. a Notary Public in and for said County and State, William M. Bingham, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nash. Tenn., this 15th day of August, 1985.

L. Leslie Graham
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-1-87

STATE OF Tenn. :
COUNTY OF Davidson :

Personally appeared before me, L. Leslie Graham Jr. a Notary Public in and for said County and State, Mary Lee Bingham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nash. Tenn., this 15th day of August, 1985.

L. Leslie Graham
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-1-87

STATE OF WASHINGTON :
COUNTY OF COWLITZ :

Personally appeared before me, & CRAIG MOODY a Notary Public in and for said County and State, Martha Bingham Nelson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at LONGVIEW WASHINGTON, this 6th day of August, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-14-88

STATE OF Washington :
COUNTY OF County :

Personally appeared before me, Q Craig Moody, a Notary Public in and for said County and State, Norman P. Nelson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Longview Washington, this 6th day of August, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-14-88

STATE OF Ohio :
COUNTY OF Montgomery :

Personally appeared before me, Nancy J. Connair, a Notary Public in and for said County and State, Margaret Bingham Lyons, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dayton Ohio, this 8th day of August, 1985.

Nancy J. Connair (nee Johnson)
NOTARY PUBLIC
NANCY J. JOHNSON, Notary Public
In and for the State of Ohio
My Commission Expires June 27, 1988

MY COMMISSION EXPIRES: 6-27-88

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6635 PAGE 954

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			33000.00- CAMT.	
			85.80 CSTAX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK	101.30-
0122A	08/22/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 0 7 8 5

IDENTIFT REFERENCE

AUG 22 3 14 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 166022