ADDRESS NEW OWNER:
Patrick P. Walters
207 Jackson Boulevard
Nashville, TN 37205

SEND TAX BILLS TO:
SAME

MAP / PARCEL NOS:
Map 116-10
Parcel 81

BOOK 7716 PAGE 996

3146 12/01 0101 03CHECK $15.00

WARRANTY DEED

For good and valuable consideration paid and received, the Grantors,

SYLVIA BINKLEY AND ROGERS BINKLEY, CO-EXECUTORS OF THE ESTATE OF MARY LOUISE BINKLEY SWAIM,deceased,

have bargained and sold and by these presents do transfer and convey unto the Grantee,

PATRICK P. WALTERS, unmarried,

his heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain parcel of land situate, lying and being in the City of Belle Meade, in the County of Davidson, State of Tennessee, as follows:

Being the northerly half of the westerly 50 feet of Lot No. 16 and the northerly half of Lot No. 17 on the plan of A.M. Bransford's Sub-division of Lots Nos. 29, 30, 31, 32, 33, 34 and 45 in the First Belle Meade Subdivision, as of record in Book 421, page 139, Register's Office for Davidson County, Tennessee.

Said parts of lots Nos. 16 and 17 front together 150 feet on the southerly side of Jackson Boulevard and run back 201 feet on the westerly line and 197 feet, more or less, on the easterly line to a point half way to Deer Park Circle, measuring 150 feet more or less on the rear line.

Being property conveyed to Edward Swaim, et ux Louise Binkley Swaim, by deed from William H. Woods, Trustee, of record in Book 4672, page 383, said Register's Office. (Said Edward Swaim predeceased Louise Binkley Swaim, and the Grantors are the duly qualified Co-Executors of the Estate of Mary Louise Binkley Swaim, now deceased, whose will was admitted for Probate by the Probate Court of Davidson County, Tennessee, Docket No. 91849, and which is of record in Will Book 165, page 198, Office of the Clerk of the Probate Court of Davidson County, Tennessee. Reference is here made to the Court's file in said probate proceeding and to the contract of sale dated October 28, 1988, contained therein.)

This is improved property known as 207 Jackson Boulevard, Nashville, TN.

Said property is conveyed subject to setback lines, easements, and restrictions of record, and to the lien of 1988 ad valorem taxes, which have been prorated and assumed by Grantee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns, forever. And the Grantors covenant with the Grantee that the said Mary Louise Binkley Swaim was lawfully seized and possessed of said land in fee simple at the time of her death on November 22, 1988, and that Grantors, pursuant to T.C.A. 66-4-101, have a good right to convey it, and that same is unencumbered except as stated above. And the Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Sylvia Binkley and Rogers Binkley join herein in their individual capacities to convey whatever right, title and interest they may have in and to the subject property.

Louise Binkley Swaim and Mary Louise Binkley Swaim are one and the same person.

Witness our hands this 30 day of November, 1988.

Rogers Binkley
Rogers Binkley, Co-Executor of the
Estate of Mary Louise Binkley Swaim

Sylvia Binkley
Sylvia Binkley, Co-Executor of the
Estate of Mary Louise Binkley Swaim

Rogers Binkley
Rogers Binkley

Sylvia Binkley
Sylvia Binkley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of November, 1988, before me personally appeared Sylvia Binkley and Rogers Binkley, with whom I am personally acquainted (or whose identity was established by satisfactory evidence), who acknowledged that they are the Co-Executors of the Estate of Mary Louise Binkley Swaim, deceased, and who further acknowledged that they executed the within instrument for the purposes therein contained. I certify that I am a Notary Public authorized to act and now acting within and for the State and County aforementioned; and I have signed my name and have imprinted my official seal hereon, the day and year above written.

My commission expires JAN. 10, 1989

Edmund W. Archer
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of November, 1988, before me personally appeared Sylvia Binkley and Rogers Binkley, with whom I am personally acquainted (or whose identity was established by satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained. I certify that I am a Notary Public authorized to act and now acting within and for the State and County aforementioned; and I have signed my name and have imprinted my official seal hereon, the day and year above written.

My commission expires JAN. 10, 1989

Edmund W. Archer
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The greater of the property value or actual consideration for this transfer is $245,000.00.

Patricia P. Nolan
Affiant

Sworn to and subscribed before me
this 30th day of November, 1988.

My commission expires JAN. 10, 1989

Edmund W. Archer
Notary Public

THIS INSTRUMENT PREPARED BY:
Edmund W. Archer, Attorney
300 James Robertson Parkway
Nashville, TN 37201

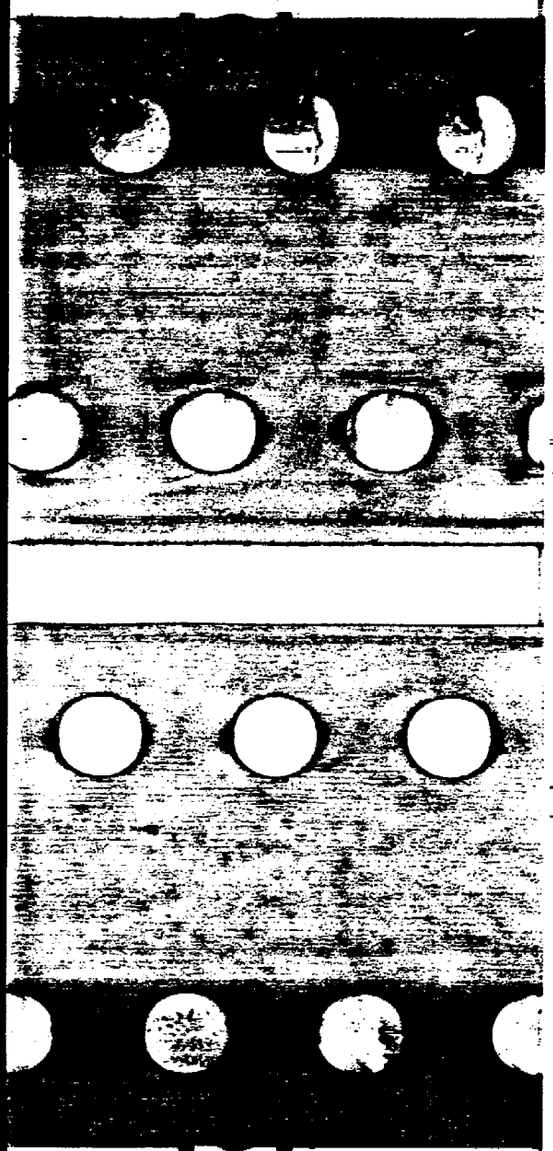
8.9 1.5.

IDENTIFICATION

DEC 1 1 21 PM '88

FILED & WILLIAM R. BRYSON REGISTER DAVIDSON COUNTY

RUSH



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

RECEIVED OF _____

FOR _____

BOOK 7716 PAGE 998

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 245000.00
CON TX 808.50
PRFEE 0.50
WDEED 6.00
TOTAL 815.00
CHECK 815.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 3146

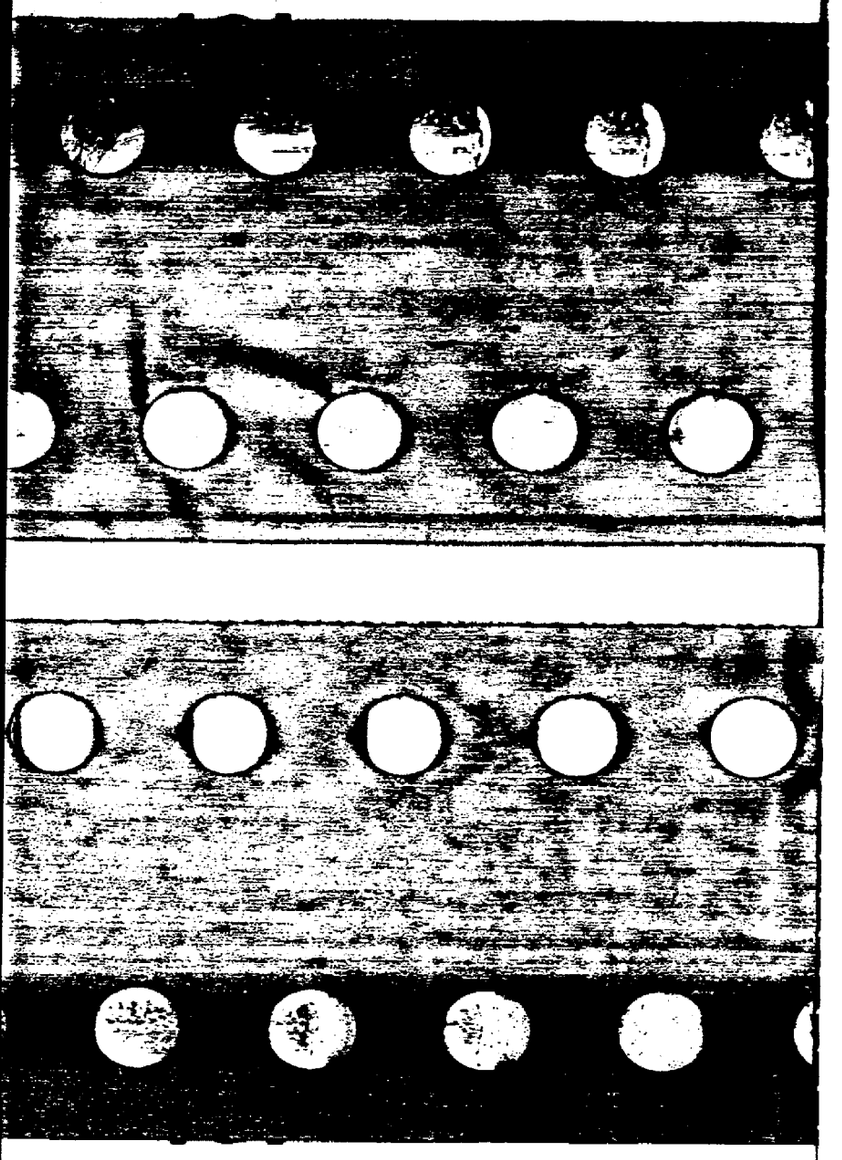
8.9.91

IDENTIFICATION

Dec 1 2 PM '98

FELIX Z. WILSON REGISTER DAVIDSON CO.

No. 159382



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VOID

12-18