THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 58,108.02

Shirley S. Bingham
Affiant

Subscribed and sworn to before me, this 28th day of December 1993

Notary Public

My Commission Expires: 1-23-94

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
SHIRLEY S. BINGHAM 2317 Benay Road Nashville, Tennessee 37216	SAME	MAP 52-13-O-B PARCEL 38 CO 03DX 00121

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY EIGHT THOUSAND ONE HUNDRED EIGHT AND 02/100---------- ($ 58,108.02) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, I/we, EMELYNE M. BINGHAM, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHIRLEY S. BINGHAM, UNMARRIED hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 53 as created and established by the Master Deed and Bylaws for River Glen, a Horizontal Property Regime, of record in Book 7566, page 571, Register's Office for Davidson County, Tennessee, and as shown and described on the Plan for River Glen, Phase II-A, of record in Book 6900, page 818, said Register's Office, submitted to said Master Deed and Bylaws by instrument of record in Book 7724, page 289, said Register's Office, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed and Bylaws, as may from time to time be amended as provided therein.

BEING the same property conveyed to Emelyne M. Bingham, unmarried, by deed from Fox Ridge Homes, Inc. of record in Book 8592, page 829, Register's Office for Davidson County, Tennessee.

5115 01/03 0101 03CHECK 223.97

This is improved property known as 2317 Benay Road, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their heirs and assigns, forever.

GRANTOR(S) COVENANTS(S) with the said GRANTEE(S) that he/she is/we are lawfully seized and possessed of said land in fee simple, has/have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties as assumed by Grantee(s).

2. Matters shown on the Plan of River Glen, Phase II-A, of record in Book 6900 page 818, Register's Office for Davidson County, Tennessee.

GRANTOR(S) FURTHER COVENANT(S) and bind(s) him/herself/themselves, his/her/their heirs and representatives to warrant and forever defend the title to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) on this the 28th day of December, 19 93.

EMELYNE M. BINGHAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EMELYNE M. BINGHAM, UNMARRIED, the bargainor(s), 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 this 28th day of December, 1993.

My Commission Expires: January 23, 1994

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

03369
IDENTIFICATION REFERENCE

94 JAN -3 PM 3:53

FELICIA GARRETT REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9208 PAGE 11

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

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

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 58108.02
CON TX 214.97
PRFEE 1.00
WDEED 8.00
TOTAL 223.97
CHECK 223.97

01/03/94 01 15:53 0001 5115

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

033 69
IDENTIF. & REFERENCE

94 JAN -3 PM 3:53
FELIX Z. WILSON, REGISTER
DAVIDSON CO. TN.

No.741148