BOOK 9718 PG 709

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Paul P. Bindig
1307 Jones Avenue
Nashville, Tennessee 37216

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Maggie Vaught
1218 Littonwood Drive
Nashville TN 37216

MAP AND PARCEL:
MAP 71-16
PARCEL 45
12DA-44780

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Maggie Vaught, a widow hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Paul P. Bindig, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING part of Lot No. 2 on the Plan of A. B. Spann's Subdivision of the Lishey Garden, of record in Book 161, Page 116, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the east margin of Jones Avenue at the southwest corner of the property conveyed in Book 1644, Page 60, said Register's Office; thence with Grammer's south line eastwardly 150 feet; thence southwardly 50 feet; thence westerly 150 feet to said margin of Jones Avenue; thence with Jones Avenue northwardly 50 feet to the point of beginning.

Being the same property conveyed to Maggie Vaught and Reita Foster, by deed from Martha D. Merryman True, a widow of record in Book 5643, Page 780, Register's Office for Davidson County, Tennessee. Reita Foster conveyed her interest to Maggie Vaught by Quitclaim Deed of record in Book 5643, Page 780, said Register's Office.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 161, Page 116, said Register's Office.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 1995 have been pro-rated and assumed by Grantee(s).

This is improved property known as 1307 Jones Avenue, Nashville, TN 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 Paul P. Bindig, unmarried, his heirs and assigns, forever; and I, Maggie Vaught, a widow do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 30th day of June, 1995.

Maggie Vaught

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Maggie Vaught, a widow the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of June, 1995.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 28,500.00.

AFFIANT

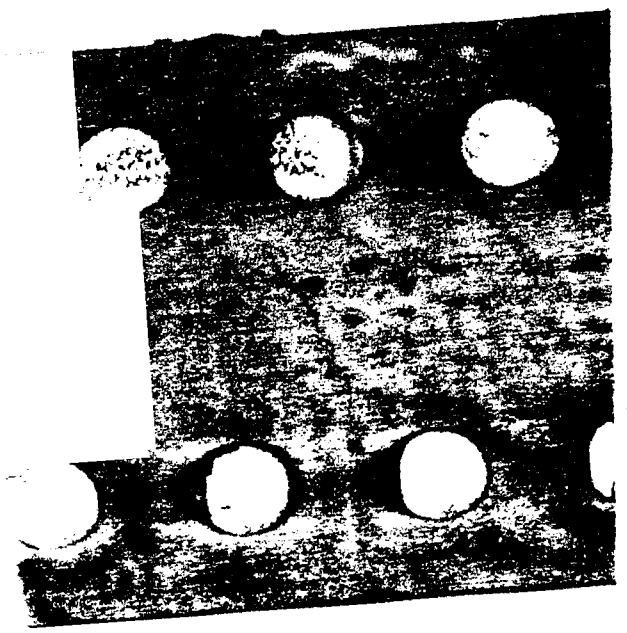
Subscribed and sworn to before me this 30th day of June, 1995.

NOTARY PUBLIC
My Commission Expires: 3/22/97

00753117
IDENTIF. & REFERENCE

95 JUL -3 AM 8:44
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

7939 07/03 0101 03CHECK 114.45



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

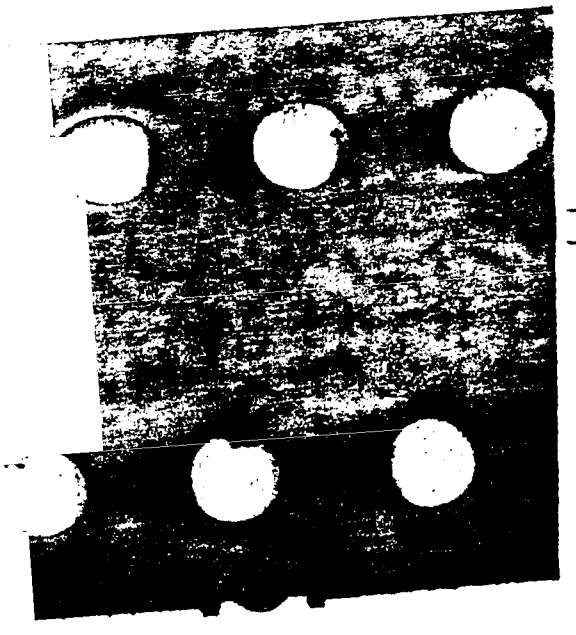
FOR _____

BOOK 9718 PG 711

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 28500.00
CON TX 105.45
PRFEE 1.00
WDEED 8.00
TOTAL 114.45
CHECK 114.45
07/03/95 01 08:45 0001 7039



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00753117
IDENTIF. ← REFERENCE

95 JUL -3 AM 8:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 926197