WARRANTY DEED BOOK 10269 PG 257

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 40,000.00

Affiant

Sworn to and subscribed before me this 27 day of November 1996.

NOTARY PUBLIC

My Commission Expires: 9-26-98

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/248-2300

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Mike Bingham and John Kincaid	Same	Map 91-2
4303 Lavergne-Couchville Pk		Par. 161
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Elizabeth Ann Colwell, hereinafter called Grantor, have has bargained and sold, and by these presents does transfer and convey unto Mike Bingham and John Kincaid, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 2 of Block 4, Map of Cherokee Park Subdivision, as of record in Book 161, page 75, Register's Office for Davidson County.

Said Lot fronts 50 feet on the southerly side of Louisiana Avenue and extends back between parallel lines with the 61st Avenue North, 150 feet to an alley.

Being the same property conveyed to Johnny B. Coldwell and wife, Elizabeth Ann Coldwell, by Deed from Earl Jackson and wife, Bessy Jackson of record in Book 4604, page 490, said Register's Office for Davidson County, Tennessee, said property having since been awarded to Elizabeth Ann Colwell by divorce decree of record in Book 5563, page 634, Register's Office for Davidson County, Tennessee.

It is understood and agreed that Elizabeth Ann Coldwell and Elizabeth Ann Colwell are one in the same persons.

This is improved property known as 6101 Louisiana Avenue, Nashville, TN 37209.

This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns forever; and I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my heirs, assigns 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 our hand hands this 27 day of November, 1996.

Elizabeth Ann Colwell

Elizabeth Ann Colwell

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, Elizabeth Ann Colwell, the 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 this 27 day of November, 1996.

NOTARY PUBLIC

My Commission Expires: 9-26-98

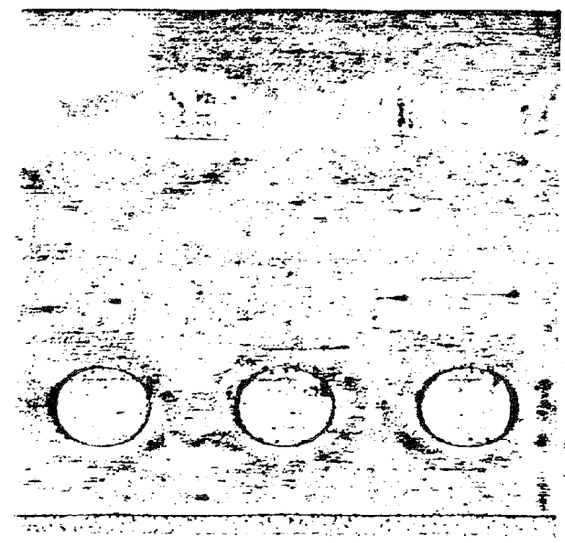
DAVIDSON CO. NOTARY PUBLIC TENN.

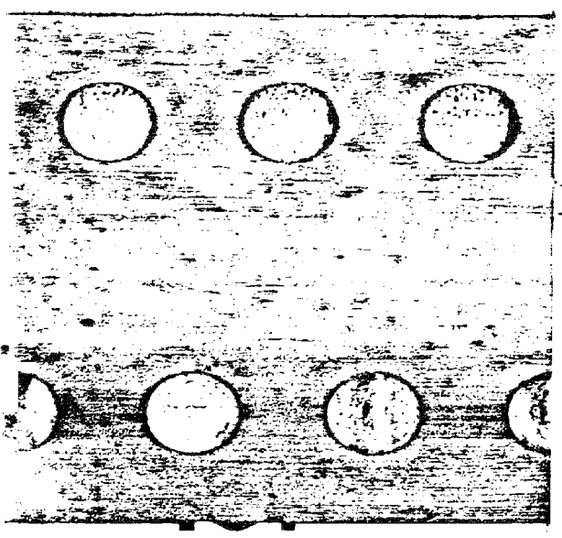
0249660
IDENTIF. & REFERENCE

95 NOV 25 AM 9:45
DAVIDSON COUNTY, TN.

PICK-UP

8781 11/25 0101 03CHECK 157.00





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

RECEIVED OF _____

FOR _____

BOOK 10269 PG 259

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 40000.00
				CON TX 148.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 157.00
				CHECK 157.00
			11/25/96 01	09:46 0001 8781

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02496660
IDENTIF. # REFERENCE

96 NOV 25 AM 9:45

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1091474