This Instrument Prepared By:

BOOK 10408 PG 985

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Shirley S. Bingham	SAME	Map 82
805 Boscobel Street		Group 16
Nashville, Tennessee 37206		Parcel 298

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $142,000.00.

Shirley S. Bingham
AFFIANT

Sworn to and subscribed before me
this 3rd day of April, 1997.

D
NOTARY PUBLIC

My Commission Expires: 3/11/98

IDENTIFICATION
MAIL ENV.
97 APR -7 PM 3:06
DAVIDSON COUNTY, TN
02291986

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, DAVID E. HEDRICK and wife, SARAH C. HEDRICK hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto SHIRLEY S. BINGHAM, unmarried hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 120 on the Map of J. S. Williams Addition to Edgefield, as of record in Book 21, Page 45, Register's Office for said County (to which plat reference is hereby made for a more particular description).

Said lot fronts 50 feet on the northerly side of Boscobel Street and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to David E. Hedrick and wife, Sarah C. Hedrick by deed from George Thomas Smith and Katherine Crawford Smith Darnell of record in Book 8733, page 127, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, her heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1997 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map 82, Group 16, Parcel 298.

2. All matters appearing on the Plan of J. S. Williams Addition to Edgefield, as of record in Book 21, page 45, Register's Office for Williamson County, Tennessee.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 805 Boscobel Street, Nashville, Tennessee 37206.

WITNESS our hands this 3rd day of April, 1997, in Franklin, Tennessee.

David E. Hedrick

Sarah C. Hedrick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

6730 04/07 0101 03CHECK 534.40

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David E. Hedrick and wife, Sarah C. Hedrick, the bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

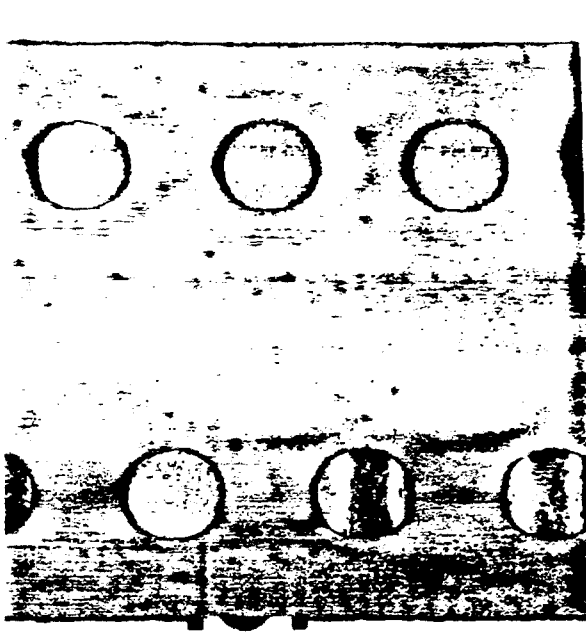
Witness my hand and official seal at Franklin, Tennessee, this 3rd day of April, 1997.

Notary Public

My commission expires: 3/11/98

DOUGLAS E. HALE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.





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

RECEIVED OF _____

FOR _____

BOOK 10403 PG 987

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 142000.00
CON TX 525.40
PRFEE 1.00
WDEED 8.00
TOTAL 534.40
CHECK 534.40

04/07/97 01 15:07 0001 6730

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0291986
IDENTIFICATION REFERENCE

97 APR -7 PM 3:06

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

No.1136962