4

BOOK 10432 PG 305

[ADDRESS NEW OWNER	[SEND TAX BILLS TO:	] MAP-PARCEL]
[BinkPatt, Inc.	[	]
[3603 Central Pike	[SAME	]
[Hermitage, TN	[	] 58-0-73
[37076	[	]

[This instrument was prepared by; Broker's Escrow Services, Inc
[207 Donelson Pike, Nashville, TN 37214]

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 of which is hereby acknowledged, I, Lila Spencer, a widow hereinafter called the Grantor have bargained and sold, and by these presents do transfer and convey unto the said BinkPatt, Inc. a Tennessee Corporation herein, and it's assigns, hereinafter called the Grantee, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 60, 61, 62, 80, 81, 82, and 84 of Enchanted Hills, Section 5, Phase I, of record in Plat Book 9700, Page 371, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lila Spencer, by Trustee's Deed from Joe M. Haynes, Trustee of record in Book 9022, Page 419, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns, forever. And I do covenant with the said Grantee that we are 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 and representatives to warrant and forever defend the title to the said land to the said Grantee, it's assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural, the singular, and the use of any gender shall be applicable to all gender.

Witness our hands this the 25th day of April, 1997.

Lila Spencer
Lila Spencer

97 APR 29 AM 11:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

U298943
IDENTIFICATION REFERENCE

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and afar said county and state, the within named Lila Spencer, a widow 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 at Nashville, Tennessee, this the 25th day of April, 1997.

Denise R. Marshall
Notary Public

My Commission Expires: 7-31-1999

State of Tennessee
County of Davdison

The actual consideration for this transfer or value of property (whichever is greater) is $55,000.00.

This is equal to or greater than the property would bring at a fair and voluntary sale.

Lila Spencer
Affiant

Sworn and subscribed to before me this the 25th day of April, 1997.

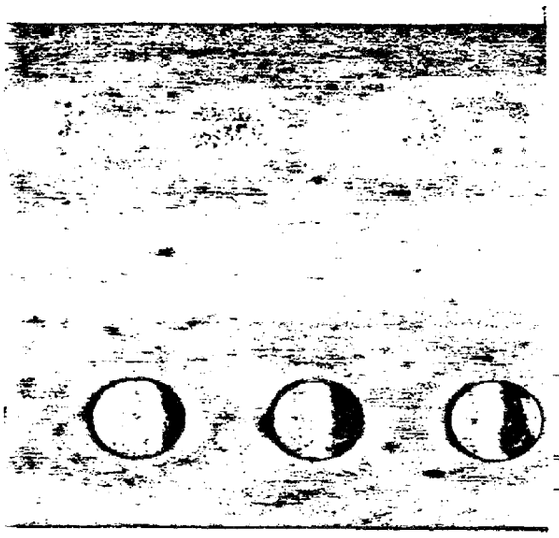
Denise R. Marshall
Notary Public

Commission Expires: 7-31-1999

Return To:

Broker's Escrow Services, Inc.
P. O. Box 140255
Nashville, TN 37214

4526 04/29 0101 03CHECK 212-50



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

RECEIVED OF _____

FOR _____

BOOK 10432 PG 307

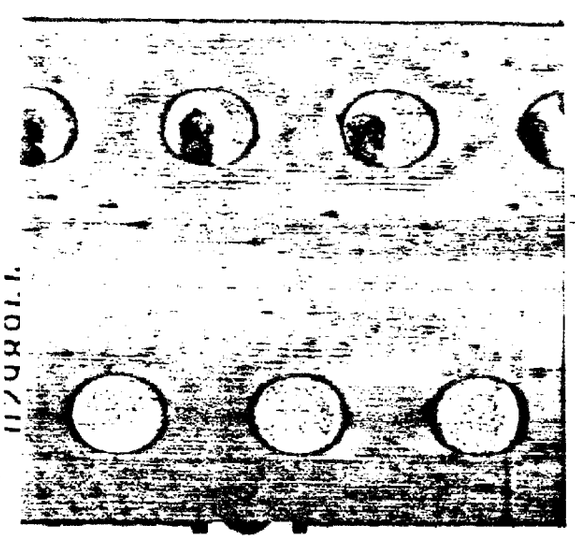
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	55000.00
CON TX	203.50
PRFEE	1.00
WDEED	8.00
TOTAL	212.50
CHECK	212.50

04/29/97 01 11:10 0001 4526

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0298943
IDENTIF. ↑ REFERENCE

97 APR 29 AM 11:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1144628