60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

BOOK 10661 PG 782

ADDRESS NEW OWNER:
Benjamin D. Bingham
7401 Hallows Drive
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

MAP **128-13**
GROUP
PARCEL **26**

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 and sufficiency of which are hereby acknowledged, **Mary G. Reeves, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Benjamin D. Bingham**, 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:

> Land in Davidson County, Tennessee, being Lot No. 46 of Dunaway Woods, Section One, of record in Plat Book 5200, page 132, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Anderson L. Wallace and Mary G. Wallace by deed from Morris Eshaghpour Contracting Corporation dated , of record in Book 6671, page 306, Register's Office for Davidson County, Tennessee. Anderson L. Wallace is now deceased and Mary G. Wallace is now known as Mary G. Reeves.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1998 and subsequent years.

This is improved property known as 7401 Hallows Drive, Nashville, Tennessee 37221.

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", his heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

CHARLES S. REEVES, husband of Mary G. Reeves, joins in this conveyance to transfer any right, title or interest he may have in subject property, marital or otherwise.

97 OCT 29 AM 9:33
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0363681

WITNESS our hands this the 24th day of October, 1997. BOOK 10661 PG 783

Mary G. Reeves

Charles S. Reeves

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Mary G. Reeves and Charles S. Reeves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24th day of October, 1997.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 3/24/2001

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $138,500.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of October, 1997.

Rebecca T. Garland
NOTARY PUBLIC

4877 10/29 0101 03CHECK 521.45

My Commission Expires: 3/24/2001

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10661 PG 784

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	138500.00
CON TX	512.45
PRFEE	1.00
WDEED	8.00
TOTAL	521.45
CHECK	521.45

10/29/97 01 09:33 0001 4877

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0363681
IDENTIF. & REFERENCE

97 OCT 29 AM 9:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1214116