260

BOOK 10746 PG 245

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[373 Binkley Dr. Land Trust	[Farmers & Merchants Bank]	
[P.O. Box 1949	[1891 Madison St.	[Map 147-1]
[Nashville, TN 37204	[Clarksville, TN 37043	[Parcel 35]

[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont [Boulevard, Suite 115, Nashville, Tennessee 37205

97-12-4738

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Vernaline Watson, single, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, 373 Binkley Drive Land Trust, Vickie Jacobson, Trustee (the "Grantee"), Grantees heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 447 on the plan of Caldwell Hall, Section VI, as of record in Book 2900, page 148, Register's Office of Davidson County, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Vernaline Watson, single by Warranty Deed from Idus V. Owensby and wife, Lillian B. Owensby of record in Book 5003, page 850, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as **373 Binkley Drive, Nashville Tennessee 37211.**

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for [this transfer is $150,000.00.

Vickie Jacobson, Trustee
Vernaline Watson
Affiant

[Subscribed and sworn to before me this [31st day of December, 1997

Notary Public

[My Commission Expires: 11/24/2001

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantees heirs and assigns, forever.

8461 01/05 0101 03CHECK 564.00

98 JAN -5 PM 1:48

FELIX A. LIEBERMAN, REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

03866822

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantees heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of **December**, 1997.

Vernaline Watson

Vernaline Watson

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 Vernaline Watson, the bargainors, with whom I am personally acquainted or proved to be the person(s) whose name(s) are subscribed to the within Warranty Deed and acknowledgment that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville **, Tennessee, this day 31st of December, 1997.**

NOTARY PUBLIC

My Commission Expires: 11/21/2001

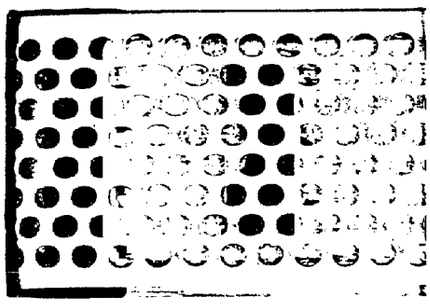
A:\DBOYD\WARRDEED\BINKLEY.WD

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10746 PG 247

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 150000.00

CON TX 555.00

PRFEE 1.00

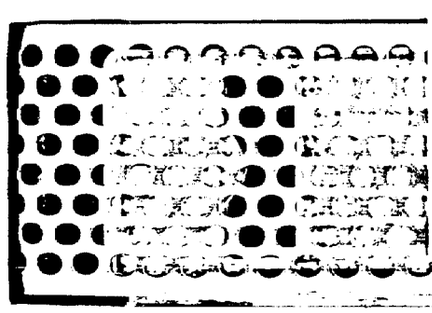
WDEED 8.00

TOTAL 564.00

CHECK 564.00

01/05/98 01 13:47 0001 B461

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0386822

IDENTIFICATION REFERENCE

98 JAN -5 PM 1:48

FELIX Z. WILSON, II REGISTER

DAVIDSON COUNTY, TN.

No.1239141