BOOK 10872 PG 967

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 24,500.00

Affiant

Subscribed and sworn to before me, this 31st day of March 1998

Notary Public

My Commission Expires: 9-29-2001

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DAVID L. WALKER 4465 Enchanted Circle Nashville, Tennessee 37218	SAME	MAP 58-10 PARCEL 53

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY FOUR THOUSAND FIVE HUNDRED AND NO/100---------- ($ 24,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, ____, BINKPATT, INC., a Tennessee corporation hereinafter called the Grantor has bargained and sold, and by these presents do transfer and convey unto DAVID L. WALKER AND WIFE, DEBORAH W. WALKER hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 26 of Enchanted Hills, Section 5, Phase II, of record in Plat Book 9700, page 371, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to BinkPatt, Inc., a Tennessee corporation, by deed from Lila Spencer, a widow, of record in Book 10432, page 305, as corrected and re-recorded in Book 10552, page 351, Register's Office for Davidson County, Tennessee.

98 APR -6 AM 8:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 04217.34

This is improved property known as 4465 Enchanted Circle, Nashville, Tennessee 37218

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 s, their heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE s that it is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Enchanted Hills, Section 5, Phase II of record in Book 9700, page 371, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds itself, its successors and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 31st day of March, 1998, as the duly authorized officer of the herein named Grantor.

BINKPATT, INC.

Odell Binkley, President

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 _____, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____, 19____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ Odell Binkley and _____ with whom I am personally acquainted and who upon his oath acknowledged himself to be the President and _____ respectively of the BINKPATT, INC. _____ the within named bargainor, and corporation, and that he as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Odell Binkley as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this 31st day of March, 1998.

My Commission Expires: September 29, 2001

Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

5954 04/06 0101 03CHECK 99-65

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

RECEIVED OF _____

FOR _____

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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 24500.00
CON TX 90.65
PRFEE 1.00
WDEED 0.90
ERR CO
WDEED 0.80-
WDEED 8.00
TOTAL 99.75
CHECK 99.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/06/98 01 08:18 0001 5954

04211734
IDENTIF. & REFERENCE

98 APR -6 AM 8:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1276197