0494561
IDENTIF. # REFERENCE

MAIL ENV.

98 OCT -1 AM 11:28
BILL GARRETT REGISTER
DAVIDSON COUNTY. TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This Instrument Prepared By:
James S. Higgins, Attorney
Higgins & Himmelberg
311 White Bridge Road
Nashville, Tennessee 37209

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Lewis A. Fenters Jr.
Affiant

Subscribed and sworn to before me on this 28 day of July, 1998

BOOK 11136 PAGE 19

Notary Public
My commission expires: July 28, 2001

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Lewis Fenters 704 South Sommerfield Madison, Tennessee 37115	Same	60-15 68-69

WARRANTY DEED

For and in consideration of the sum of Fifty Thousand and Ten ($50,010.00) Dollars, Ten ($10.00) Dollars of which is cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, and the remaining Fifty Thousand ($50,000.00) Dollars of which is by the assumption by said Grantee of the payment of the balance due on a certain promissory note as hereinafter described, Eric W. Cameron, herein called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Lewis Fenters, herein called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lots Nos. 257 and 258 on the Final Plan of Joywood Heights, Section II, as of record in Book 1130, pages 92 and 93, Register's office for said County, described together as follows:

BEGINNING at a point in the southerly margin of Dellway Drive at the corner of Lots Nos. 256 and 258; thence southwardly with the line between Lots 256 and 258, a distance of 151 feet to the rear corner of Lots 256 and 257; thence No. 72' 15' West along the southerly line of Lot No. 257, 141 feet to a point in the easterly margin of Dickerson Pike; thence northwardly along said margin of said Pike, 109.3 feet to a point, the beginning of a curve to the right; thence northeastwardly around said curve, a distance of 30.9 feet to a pointin the southerly margin of Dellway Drive; thence eastwardly with said margin of said Drive, 113.9 feet to the point of beginning.

Being the same property conveyed to Eric W. Cameron by deed from Charles E. Binkley and wife, Dorothy M. Binkley, of record in Book 10780, Page 2, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. The deed of trust of record in Book 10780, Page 5, Register's Office for Davidson County, Tennessee, securing a certain promissory note dated January 30, 1998, from Eric W. Cameron to Charles E. Binkley and wife, Dorothy M. Binkley, in the original principal amount of Fifty Thousand ($50,000.00) Dollars, without the benefit of interest so long as the principal sum is paid in full on January 1, 1999, payable as follows: The entire principal balance is payable on or before January 1, 1999. In the event the entire principal balance is not paid on or before January 1, 1999, maker shall be deemed in default. Any amounts remaining unpaid as of January 2, 1999, shall bear interest at the rate of ten (10%) percent per annum.

2. The plan of Record in Book 1130, pages 92 and 93, Register's Office for Davidson County, Tennessee, which shows an Owner's Certificate, a 30-foot minimum building setback line from both Dickerson Pike and Dellway Drive, and a 10-foot easement for public utility purposes along the south line of Lot No. 257.
3. 1998 taxes, which have been assumed by Grantee.
4. Restrictions and easements of record.
"NO INDEPENDENT EXAM OF PUBLIC RECORD"
This is improved property known as 2537 Dickerson Road, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with 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 otherwise herein set out; and Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

By his signature below, Grantee hereby agrees to assume the payment of the herein described promissory note, to make all payments due thereunder in a timely manner, and to abide by the terms thereof and of said deed of trust.

Charles E. Binkley and wife, Dorothy Binkley, the owners and holders of said promissory note, executes this deed for the sole purpose of evidencing their knowledge of, and consenting to, the herein described assumption.

WITNESS our hands this 28 day of July, 1998

GRANTOR:

Eric W. Cameron

GRANTEE:

Lewis Fenters

NOTEHOLDERS:

Charles E. Binkley

Dorothy M. Binkley

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric W. Cameron, the within named Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28 day of July, 1998.

My commission expires: Jul, 29, 2001

Notary Public

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lewis Fenters, the within named Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28 day of July, 1998.

My commission expires: July 28, 2001

Notary Public

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles E. Binkley and wife, Dorothy M. Binkley, the within named Bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this ____ day of _____, 1998.

My commission expires: _____

Notary Public

"THERE HAS BEEN NO INDEPENDENT EXAMINATION OF PUBLIC RECORD"

7899 10/01 0101 03CHECK 200.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11136 PAGE 22

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 50000.00
				CON TX 185.00
				PRFEE 1.00
				TDEED 12.00
				ERR CO
				TDEED 12.00-
				WDEED 12.00
				CFEE 2.00
				TOTAL 200.00
				CHECK 200.00
			10/01/98 01	11:30 0001 7899

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

049456 IDENTIF. # REFERENCE

98 OCT -1 AM 11:28

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

No. 1353196