This instrument prepared by:
John C. Hess, Attorney #02412
JOHN C. HESS, P.C.
105 Bonnabrook Drive, Suite 105
Hermitage, Tennessee 37076
(615) 316-0049

WARRANTY DEED

BOOK 11165 PAGE 661

NEW OWNERS:
Kenneth W. & Doris S. Wyatt
303 Jacksonian Drive
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
SAME

MAP 75-13
PARCEL 160

For and in consideration of the sum of seventy-eight thousand five hundred dollars ($78,500.00), Smith Binkley Investments has this day bargained and sold, and does hereby transfer and convey all its interest unto the said, Kenneth W. Wyatt, and wife Doris S. Wyatt, the grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Hermitage Hills, Section I of record in Book 2900, Pages 48 and 49, Register's Office for said County.

Said Lot No 20 fronts 80 feet on the northeasterly side of Jacksonain Drive and runs back 150 feet on the northwesterly line, and 149.8 feet on the southeasterly line, to a deed line in the rear, measuring 80 feet thereon.

Being the same propery conveyed to Smith Binkley Investments, by warranty deed from Lucille Lannon Andrews and Melvin V. Andrews, attorneys-in-fact for Ruby Belle Lannom, of record in Book 11125 Page 312, Register's Office for said County.

To have and to hold said real estate, with apprutenances, estate, title and interest thereto belonging to grantee his successors, heirs and assigns forever.

We convenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as hereafter listed: NONE.

We further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs, and assigns, against the lawful claims of all persons.

Witness our signatures this 21st day of October, 1998.

Smith Binkley Inyestments

BY _____
Odell Binkley, Partner

BY _____
Jeffery A. Smith, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John C. Hess, a Notary Public in and for said County and State, Odell Binkley and Jeffery A. Smith, the within named bargainors, with whom I am personally acquainted, or who proved themselves to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument as all the partners for Smith Binkley Investments, a Tennessee general partnership, for the purpose contained therein.

Witness my hand and official seal at Hermitage this 21st day of October, 1998.

_____
NOTARY PUBLIC My Commission Expires: 7-27-2002

The actual consideration or value, whichever is greater, for this transfer is $78,500.00.

_____

Sworn to subscribed before me this the 21st day of Oct., 1998.

_____
NOTARY PUBLIC My Commission Expires: 7-27-2002

0502602

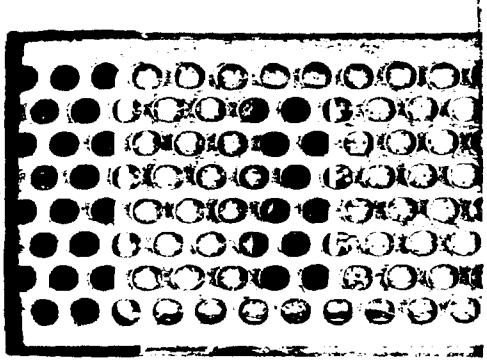
IDENTIF. & REFERENCE

98 OCT 22 AM 9:47

REGISTER
DAVIDSON COUNTY, TN.

6451 10/22 0101 03CHECK 301.45

BOOK 11165 PAGE 662



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

RECEIVED OF _____

FOR _____

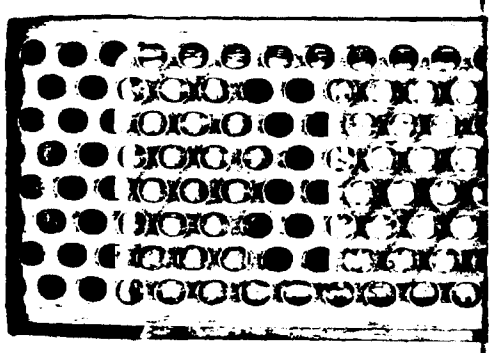
BOOK 11165 PAGE 663

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	78500.00
			CON TX	290.45
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	301.45
			CHECK	301.45

10/22/98 01 09:50 0001 6451

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0502602
IDENTIF. # REFERENCE

98 OCT 22 AM 9:47
REGISTER
DAVIDSON COUNTY, TN.

No. 1361654