This instrument prepared by:
Mark E. Morrison
Grissim & Hodges
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 11265 PAGE 848

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Marianne W. Bingham P. O. Box 158627 Nashville, TN 37215	SAME	Map: 142 Parcel: 95

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, DOLORES M. BIRDWELL (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto MARIANNE W. BINGHAM (the "Grantee"), her successors and assigns, all of her right, title and interest in and to that certain land in Davidson County, State of Tennessee, as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of B and B Properties, as shown on plat of record in Plat Book 6900, page 732, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Dolores M. Birdwell by Quitclaim Deed from Fred R. Birdwell, of record in Book 10836, page 468, Register's Office of Davidson County, Tennessee.
>
> This property is known as 264 Hicks Road.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her successors and assigns, forever. And Grantor does covenant with the 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, except for those exceptions included on Exhibit "A", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind herself, her heirs and representatives to warrant and forever defend the title to the said land to the Grantee, her successors and assigns, against the lawful claims of all persons, whomever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 22 day of December, 1998.

Dolores M. Birdwell
DOLORES M. BIRDWELL

Fred R. Birdwell does hereby join in the conveyance of this property by agreeing to convey his marital interest and all other right, title and interest he may have in the property to Marianne W. Bingham.

Fred R. Birdwell
FRED R. BIRDWELL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Dolores M. Birdwell, whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of December, 1998.

NOTARY PUBLIC

My Commission Expires: 12-21-2001

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Fred R. Birdwell, whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of December, 1998.

NOTARY PUBLIC

My Commission Expires: 11-24-2001

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer, or value of property (whichever is greater) is $70,000.00.

Marianne W. Bingham
Affiant

Subscribed and sworn before me this 22nd day of December, 1998.

NOTARY PUBLIC

My Commission Expires: 11-24-2001

\Bing\birdwell.wd

EXHIBIT "A" BOOK 11265 PAGE 850

1. 1999 taxes, a lien, which is not yet due and payable.

2. All matters shown on the Plat recorded in Book 6900, page 732, Register's Office of Davidson County, Tennessee.

052887 1

IDENTIF. ↑ REFERENCE

98 DEC 23 PM 12:00

REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

052

RECEIVED OF _____

FOR _____

BOOK 11265 PAGE 851

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

DEPT 70000.00

CON TX	259.00
PRFEE	1.00
MDEED	15.00
CFEE	3.00
TOTAL	274.00
CHECK	274.00

12/23/98 01 11:57 0001 4401

05288711
IDENTIF. & REFERENCE

98 DEC 23 PM 12:00
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1405929