BOOK 11380 PG. 938

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:

PAUL BINDIG
2819 Gallatin Rd
Nashville, TN 37216

MAP AND PARCEL NO:

MAP 83-3, PARCEL 38

SEND TAX BILLS TO:

SAME

The actual consideration or value, whichever is greater, for this transfer, is $16,000.00, this 13th day of November, 1998.

Paul Bindig
AFFIANT

Sworn to and subscribed before me this 13 day of November, 1998.

NOTARY PUBLIC

My commission expires: _____

My Commission Expires NOV. 27, 1999

FILED FOR RECORD
1998 DEC 21 AM 10:07
DAVIDSON COUNTY, TENN.
REGISTER'S OFFICE

05601120

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, LELAND D. WATTS, A MARRIED MAN, JOINED BY MY WIFE, WINNIFRED A. WATTS, TO CONVEY ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IN AND TO THE PROPERTY DESCRIBED HEREIN, MARITAL OR OTHERWISE, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said PAUL BINDIG, UNMARRIED, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is improved property known as 122 CREIGHTON DRIVE, NASHVILLE, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever, I covenant that I am 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 to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS MY hand and seal on this the 13th day of November, 1998.

LELAND D. WATTS
Signature of Seller

WINNIFRED A. WATTS
Signature of Seller's wife

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LELAND D. WATTS, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 16th day of Nov., 1998.

notary public

My commission expires:
My Commission Expires NOV. 27, 1999

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a notary public in and for the above-stated County and State, LELAND D. WATTS, to me known to be the person who executed the foregoing instrument on behalf of WINNIFRED A. WATTS, and acknowledged that he executed the same as the free act and deed of said WINNIFRED A. WATTS pursuant to a power of attorney duly recorded.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 16th day of November, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
My Commission Expires NOV. 27, 1999

EXHIBIT 'A'

Being Lot No. 18 on the Plan of R.T. Creighton Subdivision of Lots 42 and 43, Brownsville, as of record in Book 332, page 18, Register's Office for said County

Said Lot No. 18 fronts 50 feet on the southerly side of Creighton Street, and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Leland D. Watts by Warranty Deed from Carrie L. Thomas, a widow, unmarried, of record in Book 10984, page 362, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1998 and all future years.
2. All matters as set forth on the Plan of record in Plat Book 332, page 18, said Register's Office.

7552 03/12 0101 03CHECK 74.20

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11380 PG. 941

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

CAMT	16000.00
CON TX	59.20
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	74.20
CHECK	74.20

03/12/99 01 10:06 0001 7552

99 MAR 12 AM 10:07

0560120

IDENTIF. & REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1436691