This Instrument Prepared By:
Brokers Escrow Services, Inc.
P. O. Box 140255
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

BOOK 11705 PAGE 146

ADDRESS NEW OWNER:
CLYDE T. AND SARAH E. DIXON
3820 Dubois Dr.
Nashville, TN 37207

SEND TAX BILL TO:
To New Owner

MORTGAGEE:
BinkPatt, Inc.
3603 Central Pike
Hermitage, TN 37076

MAP **58-10**
PARCEL **61**

THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BinkPatt, Inc.,** hereinafter called the GRANTOR, have bargained and sold, and by these presents, do transfer and convey unto **CLYDE T. DIXON and wife, SARAH E. DIXON**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Lot No. 82 on the Plan of Enchanted Hills Subdivision, Section 5, Phase II of record in Plat Book 9700, Page 371, Register's Office for Davidson County, Tennessee.

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

This is unimproved property at 4448 Enchantrd Circle, Nashville, TN.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. 1999 taxes are a lien not yet due and payable.

2. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.

3. Subject to Restrictive Covenants contained in the instruments of record in Book 4117, Page 049, and the Plan of Record in Book 9700, Page 371, and Book 11664, Page 291 Register's Office for Davidson County, Tennessee.

0646913

RECEIVED FOR REFERENCE

99 OCT 15 AM 11:30

WILL C. HOLLIN, REGISTER
DAVIDSON COUNTY, TN.

PICKUP

0204 10/15 0101 03CHECK 110.00

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever and GRANTOR do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTOR do further covenant and bind themselves their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 6th day of October, 1999.

BinkPatt Inc by Odell Binkley President

BinkPatt, Inc. by Odell Binkley, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the aforementioned State and County, **Odell Binkley**, as **President of BinkPatt, Inc.**, the within named bargainor, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who, after being duly sworn, acknowledged that he, as such President, executed the foregoing Agreement for the purposes contained herein.

WITNESS MY HAND this 6th day of October, 1999.

Mary E. Binkley
NOTARY PUBLIC

My Commission Expires: 11-25-2000

MARY E. B... NOTARY PUBLIC AT LARGE ... TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $27,000.00

Clyde T. Day
AFFIANT

Subscribed and sworn to before me on this 6th day of October, 1999.

Mary E. Binkley
NOTARY PUBLIC

My Commission Expires: 11-25-2000

MARY E. B... NOTARY PUBLIC AT LARGE ... TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

0646913

...REFERENCE

99 OCT 15 AM 11:30

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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CAMT	27000.00
CON TX	99.90
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	110.90
CHECK	110.90

10/15/99 01 11:33 0001 0204

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1528032