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

BOOK 11705 PAGE 192

ADDRESS NEW OWNER:
JAMES H. SHERRELL
513 17th Ave. No.
Nashville, TN 37203

SEND TAX BILL TO:
To New Owner

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

MAP **58-10**
PARCEL **49**

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 **JAMES H. SHERRELL, unmarried,** hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Lot No. 22 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 4461 Enchanted 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.

0646923

...RENCE

99 OCT 15 AM 11:36

...REGISTER
DAVIDSON COUNTY, TN.

0215 10/15 0101 03CHECK 109.05

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever and GRANTOR do covenant with the said GRANTEE that he is 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 4th day of Oct., 1999.

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 4 day of October, 1999.

NOTARY PUBLIC

My Commission Expires: 1-7-2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $26,500.00

AFFIANT

Subscribed and sworn to before me on this 4 day of Octoker, 1999.

NOTARY PUBLIC

My Commission Expires: 1-7-2003

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

0646923

REFERENCE

99 OCT 15 AM 11:36

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11705 PAGE 194

CAMT	26500.00
CON TX	98.05
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	109.05
CHECK	109.05

10/15/99 01 11:39 0001 0215

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1528042