THIS INSTRUMENT PREPARED BY:
JOHN C. HESS, ATTORNEY NO. 002412
JOHN C. HESS, P.C.
105 Bonnabrook Drive, Suite 105
Hermitage, Tennessee 37076
(615) 316-0049

Instr:200006300065278 Page: 1 OF 2
REC'D FOR REC 06/30/2000 2:04:33PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $59.20

WARRANTY DEED

NEW OWNERS:	SEND TAX BILL TO:	MAP/PARCEL:
BinkPatt, Inc. P. O. Box 145 Hermitage, TN 37076	SAME	MAP 058-10 PARCELS 49

For and in consideration of the sum of ten dollars, ($10.00) James H. Sherrell, has bargained and sold, and by these presents, does hereby transfer and convey his entire interest unto BinkPatt, Inc., its successors, heirs and assigns, these certain parcels or tracts of land 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 James H. Sherrell, by Warranty Deed from BinkPatt, Inc., of record in Book 11,705, Page 192, Register's Office for Davidson County, Tennessee

This is unimproved property known as 4461 Enchanted Circle, Nashville, TN.

Taxes for the current year have been settled between the parties.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the property. Including the following:

1. Taxes resulting from supplemental, revised or corrected assessements under T.C.A. § 67-5-603, et seq.

2. Subject to Restrictive Covenants contained in the instruments of record in Book 4117, Page 049, and the Plan of Recordin Book 9700, Page 371, and Book 11,664, Page 291, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns, forever.

We covenant 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 Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Witness our hands this 26th day of June, 2000.

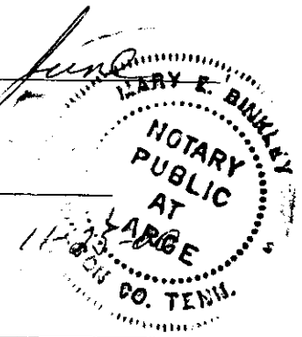
James H Sherrell
James H. Sherrell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said County and State, James H. Sherrell, who identified himself as the within named bargainor, and with whom I am personally acquainted, or who proved himself to me upon the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose contained therein.

Witness my hand and official seal this 26th day of June 2000.

Mary E. Binkley
NOTARY PUBLIC
My commission expires: 11-25-2000



The actual consideration or value, whichever is greater, for this transfer is $16,000.00.

Affiant

SWORN TO AND SUBSCRIBED before me this the 26th day of June, 2000.

Mary E. Binkley
NOTARY PUBLIC
My commission expires: 11-25-2000

