WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,000.00

Dewayne T. Bell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 2004.

Mary E. Binkley
Notary Public at Large

MY COMMISSION EXPIRES: Jan 26, 2005

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
103 Maple Street
Smyrna, TN 37167

B-2278

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Excel Builders	Same	058-10-0 049.00
(NAME)	(NAME)	
2207 BUENA VISTA PK		
(ADDRESS)	(ADDRESS)	
NASHVILLE TN. 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BinkPatt, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dewayne Bell d/b/a Excel Builders of Tennessee, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL 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, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to BinkPatt, Inc. by Warranty Deed from James H. Sherrell of record in Instrument Number 20000630-0065278, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved X
This is improved property, known as Lot 22 Enchanted Hills Subdivision, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever 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 our hands this 22nd day of July, 2004.

BinkPatt, Inc.

By: Odell Binkley Jr.
Odell Binkley, Registered Agent
*Jr.

Davidson County DEEDWARR
Recvd: 08/05/04 12:57 2pgs
Fees:13.00 Taxes:107.30

20040805-0094286

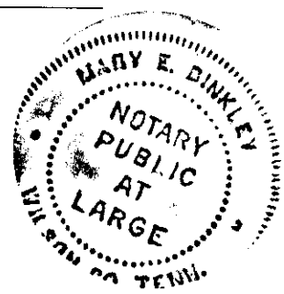
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Odell Binkley* with whom I am personally acquainted and who upon his oath acknowledged himself to be the Registered Agent respectively of BinkPatt, Inc., the within named bargainor, and corporation, and that he as such Registered Agent, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Odell Binkley* as such Registered Agent.

*Jr.

Mary E. Binkley
Notary Public
at Large

My Commission Expires: Jan. 26, 2005



RETURN TO:

Jack Case Wilson Title Associates, LLC
103 Maple Street
Smyrna, TN 37167