This instrument was prepared by DEMPSEY H. MARKS of the law firm of Marks, Marks, Shell & Carter, 114 South Second Street, Clarksville, Tennessee 37040.

ROGER BINKLEY, et al

TO: (Deed (Division)

ROGER BINKLEY

Send tax statements to:

Mr. Roger Binkley
Rt. #1 - Hunters Lane
Ashland City, Tn. 37015
Map - 21 To be assigned

The undersigned, ROGER BINKLEY, NANCY B. GILLESPIE, LADY CLAIRE B. SCHMIDT and JUDITH B. JOHNS, the sole devisees under the will of Learton P. Binkley, in consideration of the exchange of real estate between themselves, joined by ROGER BINKLEY and NANCY B. GILLESPIE, TRUSTEES OF PART I UNDER THE WILL OF LEARTON P. BINKLEY and ROGER BINKLEY and NANCY B. GILLESPIE, TRUSTEES OF PART II UNDER THE WILL OF LEARTON P. BINKLEY (said will being of record in Will Book 116, at page 622, in the County Court Clerk's Office for Davidson County, Tennessee) do hereby transfer and convey unto Grantee, ROGER BINKLEY, and to his heirs and assigns forever, all of their right, title, claim, interest and estate in and to the following described real estate, together with all improvements thereon, situated in the Fourteenth (14th) Civil District of Davidson County, Tennessee, to-wit:-

BEGINNING at an iron pin in the Northern margin of Clarksville Pike said iron pin also being in the Southwest corner of that portion of a tract of land conveyed to Hubert Binkley, et ux (Book 3164, at page 347, in the Register's Office for Davidson County, Tennessee) lying South of I-24; thence along the Northern margin of Clarksville Pike North 78 degrees 44 minutes 45 seconds West 429 feet to an existing iron pin; thence leaving the margin of said Clarksville Pike and with Robert J. Baltz (Book 4813, page 808, in said Register's Office) North 04 degrees 19 minutes 41 seconds East 2882.30 feet to an iron pin in the Southern margin of I-24; thence continuing along the Southern margin of I-24 South 71 degrees 36 minutes East 14.10 feet to a concrete monument; thence continuing along the Southern margin of I-24 South 70 degrees 34 minutes 35 seconds East 469.40 feet to an iron pin; thence leaving the Southern margin of I-24 and with the aforesaid Hubert Binkley, South 3 degrees 49 minutes 41 seconds West 281 feet to an existing iron pin; thence South 5 degrees 18 minutes 47 seconds West 2527.74 feet to the point of beginning, containing 29.41 acres, according to survey of Gregory Underwood dated August 2, 1980.

This being a portion of the real estate conveyed to Learton P. Binkley, ux, by deed of record in Book 3164, page 347, in the Register's Office for Davidson County, Tennessee. Reference is also made to deed of record in Book 5020, at page 128, in said Office, and to deed of record in Book 5592, at page 117, in the aforesaid Office.

TO HAVE AND TO HOLD all of the right, title, claim, interest and estate of the herein Grantors in and to said real estate, together with all improvements thereon, unto the Grantee, ROGER BINKLEY, and to his heirs and assigns forever.

. GRANTORS COVENANT that they are lawfully seized and possessed of their respective interests in said real estate; that the same is wholly unencumbered; and they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the herein Grantors have executed this instrument on this the 15 day of August, 1980.

Roger Binkley

Nancy B. Gillespie

Nancy B. Gillespie

Lady Claire B. Schmidt

Lady Claire B. Schmidt

Judith B. Johns

Judith B. Johns

Roger Binkley

Roger Binkley, Trustee

Nancy B. Gillespie

Nancy B. Gillespie, Trustee
PART I and PART II UNDER THE WILL OF
LEARTON P. BINKLEY

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, ROGER BINKLEY, NANCY B. GILLESPIE, LADY CLAIRE B. SCHMIDT, JUDITH B. JOHNS, and ROGER BINKLEY and NANCY B. GILLESPIE, as Trustees of Part I and of Part II under the will of Learton P. Binkley, the within named bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal of office on this the 15 day of August, 1980.

Sadie Lawrence

Notary Public

My commission expires: 5-26-82

IDENTIF. REFERENCE

G 0 2 6 8 2

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

AUG 16 2 24 PM '80