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)

LADY CLAIRE B. SCHMIDT

Send tax statements to: New Owner

Mrs. Lady Claire B. Schmidt
6401 Clarksville Hwy
Joelton, TN 37080

Map - 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, LADY CLAIRE B. SCHMIDT, and to her 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 a fence post in the Southern margin of Clarksville Pike, said fence post also being the Northeast corner of property conveyed to H. S. Schmidt (of record in Book 2143, at page 377 in the Register's Office for Davidson County, Tennessee); thence along the Southern margin of Clarksville Pike South 78 degrees 44 minutes 45 seconds East 972.28 feet to an iron pin; thence leaving the Southern margin of Clarksville Pike and running with H. R. Sherrill (of record in Book 2590, page 436, in said Register's Office) South 3 degrees 27 minutes 17 seconds West 356.29 feet to an existing iron pin; thence with Howard A. Babb (of record in Book 4823, page 513, in said Register's Office) South 51 degrees 56 minutes 44 seconds West 1352.13 feet to a fence post; thence with the aforesaid H. S. Schmidt North 17 degrees 46 minutes 16 seconds West 274.50 feet to an existing iron pin; thence North 04 degrees 27 minutes 59 seconds East 899.60 feet to an iron pin; thence South 88 degrees 41 minutes 21 seconds East 117.83 feet to an iron pin and North 7 degrees 16 minutes 36 seconds East 225.10 feet to the point of beginning and continaing 22.27 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, LADY CLAIRE B. SCHMIDT, and to her 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

Lady Claire B. Schmidt

Judith B. Johns

Roger Binkley, Trustee

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

AUG 15 2 24 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

G 026883