END

FILE BOX 57

HWE

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

10017 699

ADDRESS NEW OWNER:
Phillips Builders, Inc.
2910 Kraft Drive
Nashville, Tennessee 37204

MORTGAGEE:

SEND TAX BILLS:
New owner

MAP-PARCEL:
Map 87
Part of Parcel 10

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, we, **David Carmack Binkley, James Everette Binkley, Richard Neil Binkley, Raymond Edward Binkley, and Mary Ann Binkley Organ, now Luffman, heirs and devisees under the Last Will and Testament of Edward Carmack Binkley, deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Phillips Builders, Inc.,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in the 12th Councilmanic District of Davidson County, State of Tennessee, described as follows, to wit:

> See Exhibit "A" attached hereto and made a part hereof.
>
> Being a part of the same property conveyed to E. C. Binkley and wife, Minnie Loraine Binkley, by deed from M. C. Wright and wife, Minnie L. Wright, as of record in Book 1426, page 135, Register's Office for Davidson County, Tennessee. The said Minnie Loraine Binkley died November 15, 1972, leaving E. C. Binkley as the surviving tenant by the entireties. E. C. Binkley died June 11, 1992, and the Grantors are the heirs and devisees under the Last Will and Testament of Edward Carmack Binkley as of record in Will Book 180, page 165, Probate Clerk's Office for Davidson County, Tennessee.
>
> E. C. Binkley and Edward Carmack Binkley are one and the same.

This is unimproved property known as 788 Old Lebanon Dirt Road, Hermitage, Tennessee 37076.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 14th day of April, 1996.

DAVID CARMACK BINKLEY

JAMES EVERETTE BINKLEY

RICHARD NEIL BINKLEY

RAYMOND EDWARD BINKLEY

MARY ANN BINKLEY ORGAN, now LUFFMAN

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David Carmack Binkley, James Everette Binkley, Richard Neil Binkley, Raymond Edward Binkley, and Mary Ann Binkley Organ, now Luffman**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 14th day of April, 1996.

NOTARY PUBLIC

My Commission Expires: 10/20/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $549796.52.

AFFIANT

Subscribed and sworn to before me this 16th day of April, 1996.

NOTARY PUBLIC

My Commission Expires: 11/22/97

96 APR 16 PM 3:51

0172068

IDENTITY REFERENCE

EXHIBIT "A"

Said tract or parcel of land is 33.321 acres more or less of the E. C. Binkley and wife, Minnie Loraine Binkley, Property as of record in Book 1426, page 135, Register's Office for Davidson County, Tennessee, and more particularly described as Tract Two on the survey of said property by Andersen-Delk & Associates, Inc., as follows:

Starting at a concrete monument on the southerly margin of Old Lebanon Dirt Road, said monument being the most northeasterly corner of Lot 1 on the plan of E. C. Binkley Subdivision, as of record in Plat Book 6200, page 147, Register's Office Davidson County, Tennessee; thence with the margin of Old Lebanon Dirt Road, and with a curve to the right through a central angle of 04° 41' 00", a radius of 978.55 feet, an arc distance of 79.99 feet, a chord bearing of N 88° 31' 44" E, a chord distance of 79.96 feet to an iron pin set, the Point of Beginning; thence continuing with said margin of Old Lebanon Dirt Road, around a curve to the right through a central angle of 03° 33' 19", a radius of 978.55 feet, an arc distance of 60.72 feet, a chord bearing of S 87° 21' 07" E, a chord distance of 60.71 feet to an iron pin set; thence continuing, and with a curve to the left through a central angle of 30° 34' 33", a radius of 166.03 feet, an arc distance of 88.60 feet, a chord bearing of N 79° 08' 16" E, a chord distance of 87.55 feet to an iron pin set; thence leaving said margin of Old Lebanon Dirt Road, and with the southerly line of the Richard N. Binkley et ux Property of record in Book 5424, page 910, Register's Office Davidson County, Tennessee, S 85° 09' 11" E, passing an existing iron pin at 23.61 feet, a total distance of 321.83 feet to an existing iron pin; thence with the southerly line of the Thomas Barry Wright et ux Property of record in Book 6795, page 546, Register's Office Davidson County, Tennessee, and the Pamela Evetts Property of record in Book 8961, page 323 and Book 6919, page 493, Register's Office Davidson County, Tennessee, S 84° 53' 29" E a distance of 400.46 feet to an existing iron pin; thence with the westerly line of the Ben K. Binkley et ux Property of record in Book 2147, page 89 and Book 3507, page 45, Register's Office Davidson County, Tennessee, S 06° 52' 23" W a distance of 791.27 feet to an existing iron pin; thence continuing S 07° 03' 15" W a distance of 960.12 feet to an existing iron pin in the northerly line of the Elizabeth A. Franks Property of record in Book 7672, page 560, Register's Office Davidson County, Tennessee; thence with the northerly line of said Franks Property N 87° 21' 41" W a distance of 98.09 feet to an existing concrete monument at the northeasterly corner of Farmingham Woods, Phase IV, of record in Plat Book 7900, page 555, Register's Office Davidson County, Tennessee; thence with the northerly line of said Farmingham Woods, Phase IV, and Farmingham Woods, Phase III, of record in Plat Book 7900, page 554, Register's Office Davidson County, Tennessee, N 85° 16' 55" W a distance of 838.57 feet to an existing planted stone; thence with the easterly line of the Robert H. Williamson Property of record in Book 4321, page 852, Register's Office Davidson County, Tennessee, N 02° 23' 21" E a distance of 701.21 feet to an iron pin set; thence with a new line severing said Binkley Property, the following calls; N 59° 45' 00" E a distance of 462.58 feet to an iron pin; N 04° 57' 55" E a distance of 498.03 feet to an iron pin; S 82° 00' 58" W a distance of 191.94 feet to an iron pin; N 06° 48' 01" E a distance of 230.28 feet to an iron pin; and N 19° 24' 07" W a distance of 87.26 feet to the point of beginning, and containing 33.321 acres, more or less, according to survey dated April 5, 1996, by Mark E. Lowrance, Tennessee Registered Surveyor No. 1660, for Andersen-Delk & Associates, Inc, 618 Grassmere Park Drive, Suite 4, Nashville, Tennessee 37211.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10017 PG 702

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		PRFEE PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

AMT

349796.50

DEED TX 2034.26

PRFEE 1.00

RECD 12.00

TOTAL 2047.26

CHECK 2047.26

04/16/96 01 15:52 0001 1260

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0172068

IDENTIF. & REFERENCE

96 APR 16 PM 3:51

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1029215