20 A

THIS INSTRUMENT PREPARED BY:
SCHULMAN, LeROY & BENNETT, P.C.
P.O. BOX 190676
NASHVILLE, TN 37219-0676

BK/10172PG682

SPECIAL WARRANTY DEED

| ADDRESS OF NEW OWNER(S): | SEND TAX BILLS TO: | MAP PARCEL NO. |
|---|---|---|
| Barbara Lee Eatherly<br>2200 Selma Avenue<br>Nashville, TN 37214 | Barbara Lee Eatherly<br>2200 Selma Avenue<br>Nashville, TN 37214 | Map 81-1<br>Par. 87 |

Mr. Charles Binkley
508 3rd Ave N.
Nashville TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $22,000.00.

Barbara L. Eatherly
Affiant

Sworn and subscribed before me, this 21st day of August, 1996.

Notary Public

Commission Expires:
1-25-97

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, First American National Bank of Nashville, Reese L. Smith, III, in his capacity as Executor of the Estate of Reese L. Smith, Jr., and Karl E. Haury, hereinafter sometimes referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto Barbara Lee Eatherly and Charles Binkley, as tenants in common, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, being part of Tract 9 on the Map of G. W. Ankenbauer Estates as divided in Chancery Court under Rule No. 65-611 and described by a survey made by George Anton, Engineer, dated March 15, 1978 as follows:

Beginning at an iron pin located in the western margin of Clarksville Highway, said pin also being located 500 feet north of the western right-of-way margin of 28th Avenue North; thence leaving said right-of-way South 34° 10' West, 176.5 feet to an iron pin; thence North 55° 50' West, 250.57 feet to an iron pin; thence North 34° 10' East, 188.5 feet to the western right-of-way margin of Clarksville Highway; thence with said right-of-way South 55° 50' East, 225.57 feet to an iron pin; thence South 34° 10' West, 12 feet to an iron pin; thence South 55° 50' East, 25 feet to the point of beginning, said tract containing 1.077 acres more or less.

Said property is currently owned by three different persons or entities as follows: (1) being the same property conveyed to First American National Bank of Nashville as to an undivided one-half interest by deed from Walter Reed Capps of record in Book 5238, page 995, as corrected in Book 5275, page 614, Register's Office for Davidson County, Tennessee; (2) being part of the same property conveyed to Reese L. Smith, Jr. as to a one-fourth undivided interest by deed from Earl Hutcheson and Ben West, as Trustees under the Will of William Frank Hagee, deceased, said deed being of record in Book 2963, page 393, Register's Office for Davidson County, Tennessee; and (3) being part of the same property conveyed to Karl E. Haury as to a one-fourth undivided interest by deed from James H. Fristoe which deed is of record in Book 2999, page 437, Register's Office of Davidson County, Tennessee.

This is unimproved property known as _____, Clarksville Highway, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Barbara Lee Eatherly and Charles Binkley, as tenants in common, their successors and assigns forever, and we, First American National Bank of Nashville, Reese L. Smith, III, Executor of the Estate of Reese L. Smith, Jr., and Karl E. Haury, do covenant with the said Barbara Lee Eatherly and Charles Binkley that we are seized and possessed of said property in fee simple; that Karl E. Haury owns an undivided one-fourth interest in said property in fee simple; that the Estate of Reese L. Smith, Jr. owns an undivided one-fourth interest in said property in fee simple; that First American National Bank of Nashville owns an undivided one-half interest in fee simple in the property; and they collectively have a good right to convey it, and the same is unencumbered, except for (1) current taxes; (2) agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 4166, page 30, said Register's Office; (3) easement for roadway and utility lines granted in deed of record in Book 3948, page 928, said Register's Office; (4) easement for right-of-way for constructing, maintaining, inspecting, operating, protecting, replacing, repairing and removing a pipe line for the transportation of liquids and/or gases under, upon, over and through premises with rights of ingress and egress and other rights as set out in grant to Colonial Pipe Line Company by Walter Reed Capps, et al, of record in Book 3648, page 96, said Register's Office ; and (5) easement for interceptor sewer granted City of Nashville by grant from Earl Hutcheson, et al, Trustees, of record in Book 2443, page 297, said Register's Office.

The said Grantors do further covenant and bind ourselves and our representatives and heirs to specially warrant and forever defend the title to said land against the lawful claims of all persons whomsoever to the said Barbara Lee Eatherly and Charles Binkley, their successors and assigns, however, this warranty of title shall only be to the extent and from the date each of the Grantors acquired the subject property.

Mildred M. Haury, the wife of Karl E. Haury, joins in this deed for the purpose of conveying any marital rights that she might have.

WITNESS my hand this 30th day of August, 1996.

FIRSTAMERICAN NATIONAL BANK OF NASHVILLE

By: D. K. Bishop Sr. V.P.

Reese L. Smith, III, as Executor of the Estate of Reese L. Smith, Jr.

Karl E. Haury

02219729
IDENTIF. & REFERENCE

96 AUG 30 AM 9:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

F 10172 684

Before me, Beth LaVeau, a Notary Public of the State and County aforesaid, personally appeared T. Hal Barker, Sr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Vice Pres. of First American National Bank of Nashville, the within named bargainor, a corporation, and that he as such Senior Vice Pres., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Senior Vice Pres.

Witness my hand and seal at office in Nashville, Tennessee, this 20th day of August, 1996.

Beth LaVeau
Notary Public

Commission Expires:

My Commission Expires March 27, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary Ann Johnson a Notary Public in and for said County and State, the within named bargainor, Reese L. Smith, in his capacity as Executor of the Estate of Reese L. Smith, Jr., the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this the 20th day of August, 1996.

Mary Ann Johnson
Notary Public

Commission Expires:

5/24/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary Ann Johnson a Notary Public in and for said County and State, the within named Karl E. Haury and wife, Mildred M. Haury, 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 instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this the 20th day of August, 1996.

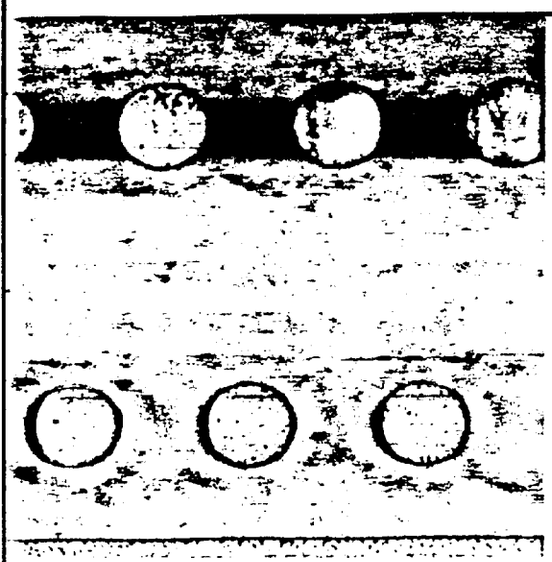
Mary Ann Johnson
Notary Public

Commission Expires:

5/24/97

2577 08/30 0101 03CHECK 94.40

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**OFFICIAL RECEIPT**

**FELIX Z WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

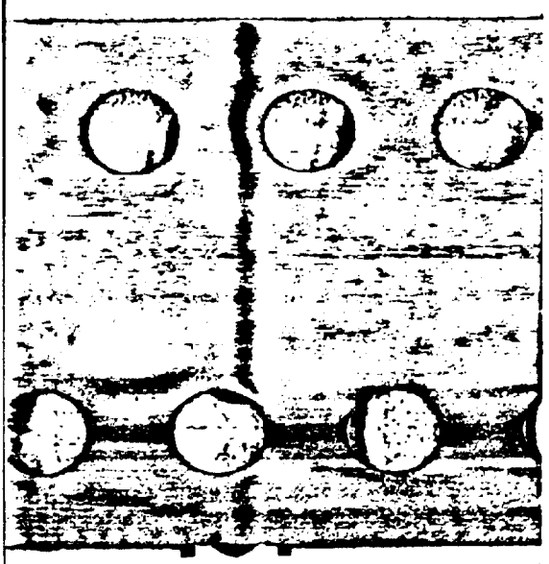
RECEIVED OF _____

FOR _____

BOOK 10172 PG 685

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|



CAMT 22000.00
CON TX 81.40
PRFEE 1.00
WDEED 12.00
TOTAL 94.40
CHECK 94.40

08/30/96 01 09:33 0001 2577

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0219729
IDENTIF. ↑ REFERENCE

96 AUG 30 AM 9:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.**1025100