THIS INSTRUMENT PREPARED BY:
John A. Beam, III
Attorney-at-law
2000 First Union Tower
150 Fourth Avenue North
Nashville, Tennessee 37219-2425

FROM: John A. Beam, III ("GRANTOR")

TO: Odell Binkley, Jr. and Jeffrey A. Smith ("GRANTEES")

ADDRESS NEW OWNER:
Odell Binkley, Jr. and
Jeffrey A. Smith
3603 Central Pike
Hermitage, TN 37076

SEND TAX BILLS TO:
Same

MAP-PARCEL NO.:

15DA39420
083-11-0-096.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, John A. Beam, III, and Beverly Strothers Beam, who joins in this transfer for the purpose of relinquishing her marital rights in the property, have bargained and sold, and by these presents do transfer and convey unto Odell Binkley, Jr., and Jeffrey A. Smith, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 9 on the plan of Humphrey Hardison's Subdivision of part of the Gray or Hensley Tract, not of record.

SAID Lot No. 9 fronts 100 feet on the easterly margin of Riverside Drive and extends back between parallel lines 300 feet to a deal line in the rear.

BEING part of the same property conveyed to E.F. Miller by deed from E. F. Miller and wife, Freda Miller of record in Book 1286, Page 530, said Register's Office. E. F. Miller having died and devising said property to Freda Miller by Will of record in Will Book 68, Page 2, Probate Court for said County.

BEING the same property conveyed to John A. Beam, III by deed from Freda Miller, unmarried, of record in Book 7029, Page 241, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to an Easement for Joint Driveway of record in Book 3610, Page 362, Register's Office for said County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Odell Binkley, Jr., and Jeffrey A. Smith, their heirs and assigns forever.

And I do covenant with the said Odell Binkley, Jr., and Jeffrey A. Smith, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

023254
IDENTIFICATION REFERENCE
96 OCT -3 AM 11:08
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

WITNESS my hand this 18th day of September, 1996.

John A. Beam, III

Beverly S. Beam, (For the purpose of relinquishing her marital rights)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named John A. Beam, III, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 18th day of September, 1996.

NOTARY PUBLIC

My Commission Expires: May 30, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, the within named Beverly S. Beam, who signs for the purpose of relinquishing her marital rights, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 18th day of September, 1996.

NOTARY PUBLIC

My Commission Expires: September 27, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

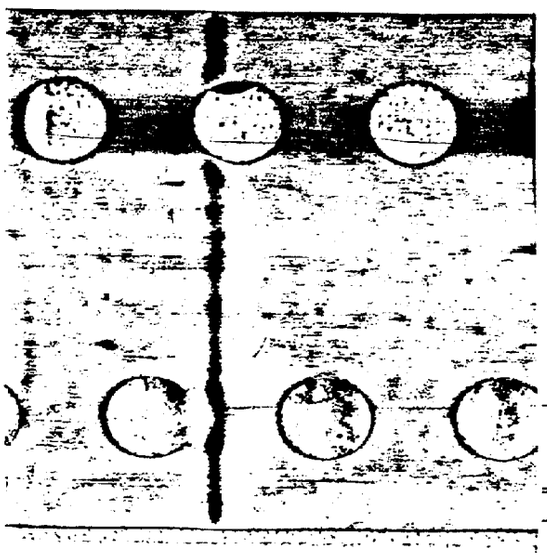
AFFIANT

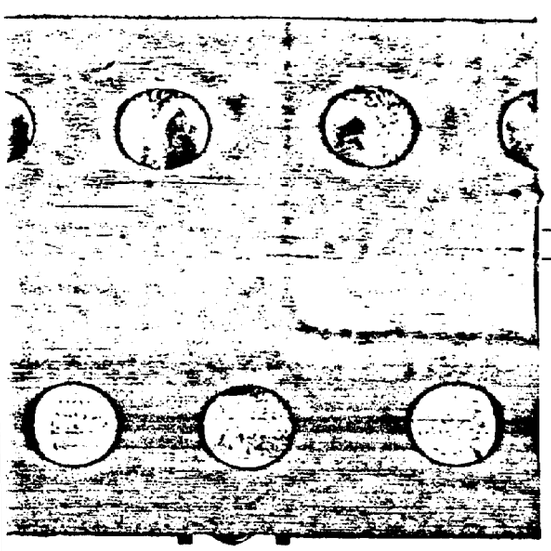
Subscribed and sworn to before me this 18th day of September, 1996.

NOTARY PUBLIC

My Commission Expires: May 30, 1999

96 0101 03CHECK 268.00





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10214 PG 307

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 70000.00
				CON TX 259.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 268.00
				CHECK 268.00
			10/03/96 01	11:10 0001 6216

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0232554
IDENTIFICATION REFERENCE

96 OCT -3 AM 11:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Nº 1073290

No. [redacted]