BOOK 10455 PG 674

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:
Odell Binkley, Trustee
P.O.Box 145
Hermitage, Tn 37076

MAP & PARCEL NO.
075-00-0-101.00
075-00-0-099.00

SEND TAX BILLS TO:
Same

STATE OF TENNESSEE)
COUNTY OF WILSON)
The Actual Consideration or Value,
whichever is greater, for this
transfer is $ 250,000

Odell Binkley

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 24th DAY OF April 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/11/98

KNOW ALL MEN BY THESE PRESENTS that DONNIE F. TUCKER and JAMES DONALD HUFF, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, have bargained and sold and by these presents do hereby transfer and convey unto ODELL BINKLEY, TRUSTEE his heirs and assigns, all their right, title and interest in and to the following parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows:

SEE ATTACHED EXHIBIT A

Being the same property conveyed to Donnie F. Tucker and James Donald Huff by deed of record from Donnie Tucker at Book 8919, Page 39, in the Register's Office for Davidson County, Tennessee.

This is unimproved property located on Tulip Grove Road, Hermitage, TN 37076

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this 24th day of April, 1997

Donnie F. Tucker

James Donald Huff

1511 05/15 0101 03CHECK 9.00.00

PICK-UP

97 MAY 15 PM 3:34
FILED
DAVIDSON COUNTY, TN.

0305350
IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, Mark Lineberry, a Notary Public in and for said County and State, the within named Donnie Tucker, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Notary Public
My Commission Expires: 1/11/98

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, Mark Lineberry, a Notary Public in and for said County and State, the within named James Donald Huff, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Notary Public
My Commission Expires: 1/11/98

WARRANTY DEED

From

Donnie F. Tucker and James Donald Huff

To

Odell Binkley, Trustee

This instrument prepared by:
D. Mark Lineberry
Attorney at Law
3735 N. Mt. Juliet
Suite 202
Mt. Juliet, TN 37122
(615)758-7222

EXHIBIT A

TRACT I:

Land in Davidson County, Tennessee, and being described as follows:

Beginning at a point in the westerly right of way of Tulip Grove Road, being the Southeasterly corner of Ringeloi Phase I; thence with said right of way with a curve to the left having a radius of 321.06', a chord of 65.37', a chord bearing of South 00 deg. 11' 37" East, a distance of 65.49' to a point; thence with said right-of-way South 88 deg. 29' 38" West, 5.00' to a point; thence with said right of way South 6 deg. 02' 11" East, 325.05' to a point; thence with said right-of-way South 83 deg. 57' 49: West, 10.00' to a point; thence with said right-of-way South 6 deg. 02' 11" East, 136.30; to a point in the center line of Stoner Creek; thence leaving said right-of-way with the center line of Stoner Creek South 27 deg. 41' 23" West, 222.51' to a point; thence with said creek South 35 deg. 26' 06" West, 385.63' to a point; thence with said creek South 73 deg. 46' 30" West, 82.52' to a point, thence with said creek North 67 deg. 35' 41" West, 50.44' to a point; thence with said creek North 62 deg. 38' 59" West, 311.03' to a

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point; thence with said creek North 55 deg. 09' 61" West, 128.66' to a point; thence with said creek North 42 deg. 40' 30" West, 194.58' to a point; thence with said creek North 67 deg. 39' 45" West, 116.20' to a point; thence with said creek North 63 deg. 50' 04" West, 227.30' to a point; thence with said creek South 85 deg. 56' 16" West, 429.34' to a point; thence with said creek South 57 deg. 38' 18" West, 131.86' to a point; thence leaving Stoner Creek along the boundary of Highlands of Tulip Grove Section 3, recorded in Book 4675, page 140,R.O.D.C., the following calls: north 15 deg. 50' 09" West, 486.95' to a point; thence North 74 deg. 09' 48" East, 152.78' to a point; thence North 42 deg. 51' 15" East 83.00 feet to a point; thence North 10 deg. 10' 02" West, 380.00 feet to a point; thence North 16 deg. 11' 10" East, 104.00 feet to a point; thence North 44 deg. 38' 28" East, 82.00 feet to a point; thence leaving the boundary of Highlands of Tulip Grove Section 3, with the boundary of Hunter's Hill Section 1, the following calls: North 63 deg. 16' 22" East 60.06 feet to a point; thence South 80 deg. 18' 60" East, 132.00 feet to a point; thence South 54 deg. 18' 60" East, 67.00 feet to a point; thence South 39 deg. 18' 60" East, 380.54 feet to a point; thence South 71 deg. 19' 00" East, 216.44 to a point; thence North 85 deg. 41' 00" East, 90.00" to a point; thence North 55 deg. 40' 60" East 86.32 feet to a point; thence leaving said boundary with the boundary of Ringeloi Phase I the following calls: Thence South 5 deg. 50' 52" East, 342.17'; thence North 48 deg. 51' 33" East, 35.00 feet to a point; thence with a curve to the right with a radius of 254.78 feet, a chord of 92.86 feet, a chord bearing of North 59 deg. 21' 33" East, a distance of 93.38 feet to a point; thence North 69 deg. 51' 33" East, 210.00 feet to a point; thence with a curve to the right with a radius of 442.20 feet, a chord of 77.01 feet, a chord bearing of North 74 deg. 51' 33" East, a distance of 77.18' to a point; thence North 79 deg. 51' 33" East, 60.00 feet to a point; thence with a curve to the right with a radius of 620.31 feet, a chord of 97.34', a chord bearing of North 84 deg. 21' 33" West, a distance of 97.44' to a point; thence North 88 deg. 51' 33" East, 60.00' feet to a point; thence with a curve to the right with a radius of 423.84' a chord of 95.96 feet, a chord bearing of South 84 deg. 38' 27" East, a distance of 95.17 feet to a point; thence South 11 deg. 51' 33" West, 20.00 feet to a point; thence South 78 deg. 08' 27" East, 223.22 feet to the point of beginning and containing 37.6

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acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED THEREFROM is that portion of the property conveyed to Wendall Etheridge, Trustee, of record in Book 8028, page 62, Register's Office for Davidson County, Tennessee, and described as follows:

A tract or parcel of land situated and lying in the 12th Councilmanic District of Nashville-Davidson County, Tennessee, the same being more particularly described according to a survey and plan of Anderson-Delk & Associates, Inc., entitled "Section One, Greer Meadows at Cedar Creek", James W. Clark, Tennessee Registered Land Surveyor No. 1445, dated October 4, 1989, as follows:

Beginning at a point in the northerly right-of-way of Scott's Creek Parkway, said point also being the southwesterly corner of Lot No. 41 of Phase 1, Cedar Creek, Revised, of record in Plat Book 6900, page 848, Register's Office for Davidson County, Tennessee; thence South 20 deg. 08 min. 27 sec. East 50.00 feet to a point in the southerly right-of-way of Scott's Creek Parkway; thence with said right-of-way North 69 deg. 51 min. 33 sec. East 16.50 feet to a point; thence leaving said right-of-way South 20 deg. 08 min. 27 sec. East 135.00 feet to a point; thence North 69 deg. 51 min. 33 sec. East 183.07 feet to a point; thence North 80 deg. 30 min. 13 sec. East 18.11 feet to a point; thence South 8 deg. 46 min. 26 sec. East 150.00 feet to a point in the southerly right-of-way of proposed Greer Station Drive; thence with said right-of-way around a curve to the left having a radius of 542.75 feet for a distance of 22.93 feet to a point; thence South 11 deg. 10 min. 40 sec. East 80.83 feet to a point, being the southeasterly corner of the tract herein described; thence South 74 deg. 28 min. 33 sec. West 131.03 feet to a point; thence South 79 deg. 54 min. 33 sec. West 104.65 feet to a point; thence North 77 deg. 03 min. 21 sec. West 90.53 feet to a point; thence North 60 deg. 50 min. 11 sec. West 374.38 feet to a point, being the southwesterly corner of the tract herein described; thence North 29 deg. 09 min. 49 sec. East 137.50 feet to a point; thence South 60 deg. 50 min. 11 sec. East 17.29 feet to a point; thence North 29 deg. 09 min. 49 sec. East 108.35 feet to a point; thence North 60 deg. 50 min. 11 sec. West 73.02 feet to a point; thence North 19 deg. 21 min. 42 sec. East 105.10

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feet to a point, common corner to Lot No. 12 on the Plan of Hunter's Hill, Section 1, of record in plat Book 5800, page 350, Register's Office for Davidson County, Tennessee; thence with said Lot No. 12 North 55 deg. 45 min. 55 sec. East 86.29 feet to a point; thence continuing with said Lot No. 12, North 21 deg. 10 min. 10 Sec. East 100.01 feet to a point; thence leaving said Lot No. 12, South 30 deg. 07 min. 47 sec. East 198.18 feet to a point in the westerly line of Lot No. 40 of Phase I, Cedar Creek, Revised, of record in Plat Book 6900, page 84, R.O.D.C., TN; thence with the westerly lines of Lots 40 and 41 of said Subdivision, South 20 deg. 08 min. 27 sec. East 185.50 feet to the point of beginning, and containing 4.798 acres, more or less.

TRACT II:

Land in Davidson County, Tennessee, being described according to a survey of Alley, Young & Baumgartner, as follows:

Beginning at a concrete monument in the back line of Lot 17, parcel 224, also being the Northeasterly corner of Hunter's Hill, Section I Subdivision, recorded in Book 5800, page 350, R.O.D.C., thence along the boundary of Tulip Grove Section 12 South 63 deg. 26' 00" East, 156.27 feet to a point; thence South 83 deg. 11' 00" East, 212.02 feet to a point; thence North 73 deg. 19' 00" East, 230.65 feet to a point in the Westerly right-of-way of Atlanta Drive; thence leaving said boundary North 37 deg. 36' 38" East 61.32 feet to an iron pipe in the Easterly right-of-way of Atlanta Drive; thence along said right-of-way along a curve to the left with a radius of 1175.00, a chord of 5.471, a chord bearing of North 16 deg. 00' 32" West, a distance of 5.50' to a point; thence leaving said right-of-way North 73 deg. 50' 59" East, 171.06 feet to a point; thence along the boundary of Tulip Grove Section 13, South 55 deg. 56' 24' East, 150.50' feet to a concrete monument; thence leaving said boundary South 3 deg. 57' 44" West, 408.18 feet to an iron pin; thence South 86 deg. 53' 02" East, 80.02 feet to a point in the westerly right-of-way of Tulip Grove Road; thence with said right-of-way South 30 deg. 57' 54" West, 214.65 feet; thence continuing along said right-of-way along a curve to the left with a radius of 321.06 feet, a chord of 140.70 feet, a chord bearing of South 18 deg. 18' 26" West, a distance of 141.85 feet to a point; thence

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feet to a point; Thence, South 83 deg. 11 min. 11 sec. East, 212.02 feet to a point; Thence, North 73 deg. 08 min. 49 sec. East, 238.65 feet to a point; Thence, North 17 deg. 00 min. 11 sec. West, 58.00 feet to a concrete monument in the west right-of-way line of Atlanta Drive;

Thence, on a line across the end of Atlanta Drive, South 83 deg. 13 min. 11 sec. East, 54.40 feet to a concrete monument in the East right-of-way line of Atlanta Drive;

Thence, with the East right-of-way line of Atlanta Drive, on a curve to the left, the radius of which is 1175.00 feet, the central angle of which is 00 deg. 16 min. 00 sec., the chord of which is North 16 deg. 00 min. 11 sec. West, 5.47 feet, along the curve distance of 5.47 feet to a concrete monument corner common with Tulip Grove, Section 13 in the east right-of-way line of Atlanta Drive;

Thence, with Tulip Grove, Section 13, the following bearings and distances: Thence, North 73 deg. 51 min. 49 sec. East, 171.06 feet to a point; Thence, South 55 deg. 42 min. 23 sec. East, 151.59 feet to a concrete monument corner common with Tulip Grove, Section 13, in the west line of Richard Cockrill; Thence, with Richard Cockrill then O.P. Bradley, South 03 deg. 57 min. 44 sec. West 407.86 feet to a concrete monument; Thence, continuing with O.P. Bradley, South 86 deg. 53 min. 02 sec. East 75.02 feet to a point, a corner common with O.P. Bradley in the west right-of-way line of Tulip Grove Road; Thence, with the west right-of-way line of Tulip Grove Road the following bearings and distances: Thence, South 30 deg. 17 min. 56 sec. West, 109.38 feet to a point; Thence, on a curve to the left, the radius of which is 410.52 feet the central angel of which is 23 deg. 00 min. 01 sec., the chord of which is South 18 deg. 47 min. 54 sec. West, 166.88 feet, along the curve distance of 168.01 feet to a point, a corner common with Cedar Creek-future development in the West right-of-way line of Tulip Grove Road;

Thence, leaving Tulip Grove Road and with Cedar Creek-future development, the following bearings and distances; thence, North 02 deg. 42 min. 08 sec. West, 5.00 feet to a point; thence, on a curve to the left, the radius of which is 25.00 feet, the central angle of which is 85 deg. 26 min. 21 sec.,

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leaving said right-of-way North 78 deg. 08' 27" West, 223.22 feet to a point; thence North 11 deg. 51' 33" East, 20.00 feet to a point; thence with a curve to the left with a radius of 423.84 feet a chord of 95.96 feet, a chord bearing of North 84 deg. 38' 27" West, a distance of 96.17 feet to a point; thence South 88 deg. 51' 33" West, 50.00 feet to a point; thence with a curve to the left with a radius of 620.31 feet, a chord of 97.34 feet, a chord bearing of South 84 deg. 21' 33" West a distance of of 97.44' to a point; thence South 79 deg. 51' 33" West, 60.00 feet to a point; thence with a curve to the left with a radius 442.20 feet, a chord of 77.08 feet, a chord bearing of South 74 deg. 51' 33" West, a distance of 77.18' to a point; thence South 69 deg. 51' 33" West, 210.00 feet to a point; thence with a curve to the left with a radius of 254.78 feet, a chord of 92.06 feet, a chord bearing of South 59 deg. 21' 33" West, a distance of 93.38 feet to a point; thence South 48 deg. 51' 33" West 55.00 feet to a point; thence North 5 deg. 50' 52" West 342.17 feet to a point in the boundary of Hunter's Hill, Section 1, thence with said boundary North 20 deg. 41' 00" East, 100.00 feet to a point; thence with said boundary North 14 deg. 06' 69" East, 440.61 feet to the point of beginning and containing 15.4 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED THEREFROM is that portion of the property conveyed to Larry Powell by deed from Donnie Tucker of record in Book 7760, page 759, said Register's Office, and described as follows:

Being a tract of land lying in Davidson County, Tennessee and being bounded on the north by Tulip Grove, Section 12 and Section 13 and Atlanta Drive; on the East by Tulip Grove, Section 13, Richard Cockrill, O.P. Bradley and Tulip Grove Road; on the south by Cedar Creek-Future Development; on the west by Cedar Creek-Future Development and Hunters Hill, Section 1 and being more particularly described as follows:

Beginning at a concrete monument at the northwest corner of the tract herein described and being the northeast corner of Hunters Hill, Section 1 as of record in Book 5800, page 350 and being a corner common with Tulip Grove, Section 12;

Thence with Tulip Grove, Section 12, the following bearings and distances: Thence, South 63 deg. 26 min. 11 sec. East, 156.27

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the chord of which is North 35 deg. 25 min. 17 sec. West, 33.82 feet, along the curve distance of 37.28 feet to a point; Thence, North 78 deg. 08 min. 27 sec. West, 191.18 feet to a point; thence, on a curve to the left, the radius of which is 413.04 feet, the central angle of which is 13 deg. 00 min. 00 sec., the chord of which is North 08 deg. 38 min. 27 sec. West, 93.70 feet, along the curve distance of 93.90 feet to a point; thence South 08 deg. 51 min. 33 sec. West, 50.00 feet to a point; thence on a curve to the left, the radius of which is 610.31 feet, the central angle of which is 09 deg. 00 min. 00 sec., the chord of which is South 84 deg. 21 min. 33 sec. West, 95.77 feet, along the curve distance of 95.87 feet to a point; thence, South 79 deg. 51 min. 33 sec. West, 60 feet to a point; thence on a curve to the left, the radius of which is 432.20 feet, the central angle of which is 10 deg. 00 min. 00 sec., the chord of which is South 74 deg. 51 min. 33 sec. West, 75.34 feet along the curve distance of 75.43 feet to a point; thence South 69 deg. 51 min. 33 sec. West, 168.50 feet to a point; thence, North 20 deg. 08 min. 27 sec. West, 186.50 feet to a point; thence, North 30 deg. 06 min. 40 sec. West 198.11 feet to a concrete monument corner common with Cedar Creek-future development in the East line of Hunters Hill, Section 1;

Thence with Hunters Hill, Section 1, North 14 deg. 06 min. 09 sec. East, 440.61 feet to the point of beginning.

Containing 14.49 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED THEREFROM is that portion of the property conveyed to Larry Powell by deed from Donnie Tucker, of record in Book 7935, page 519, said Register's Office, and described as follows:

Being a parcel of land lying in Davidson County, Tennessee and being bounded on the East by Tulip Grove Road; on the south and west by Cedar Creek-future development, on the North by Scott's Creek Parkway and being more particularly described as follows:

Beginning at the Southeast right-of-way return of Scott's Creek Parkway at its intersection with Tulip Grove Road;

Thence, with Tulip Grove Road the following bearings and distances:

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Thence, South 82 deg. 42' 06" East 10.00 feet to a point;

Thence, on a curve to the left, the radius of which is 413.52, the central angle of which is 05 deg. 25' 54", the chord of which is South 04 deg. 34' 57" West, 39.19 feet, along the curve distance of 39.20 feet to a point;

Thence, North 88 deg. 08' 00" West, 5.00 feet to a point;

Thence, South 06 deg. 02' 11" East, 76.76 feet to a point;

Thence, leaving Tulip Grove Road and with Cedar Creek (future development), the following bearings and distances;

Thence, North 78 deg. 08' 27" West, 239.51 feet to a point;

Thence, North 81 deg. 40' 10" West, 52.66 feet to a point;

Thence, North 88 deg. 55' 40" West, 65.29 feet to a point;

Thence, South 85 deg. 07' 05" West, 50.25 feet to a point;

Thence, South 80 deg. 30' 10" West, 110.99 feet to a point;

Thence, South 69 deg. 51' 00" West, 183.07 feet to a point;

Thence, North 20 deg. 08' 27" West, 135.00 feet to a point in the South right-of-way line of Scott's Creek Parkway;

Thence, with the South right-of-way line of Scott's Creek Parkway the following bearings and distances:

Thence, North 69 deg. 51' 33" East, 152.00 feet to a point;

Thence, on a curve to the right, the radius of which is 432.20 feet, the central angle of which is 10 deg. 00' 00", the chord of which is North 74 51' 33" East, 75.34 feet, along the curve distance of 75.40 feet to a point;

Thence, North 79 deg. 51' 33" East, 60.00 feet to a point;

Thence, on a curve to the right, the radius of which is 610.31 feet, the central angle of which is 09 deg. 00' 00", the chord

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of which is North 84 deg. 21' 03" East, 95.77 feet, along the curve distance of 95.87 feet to a point;

Thence, North 88 deg. 51' 33" East, 50.00 feet to a point;

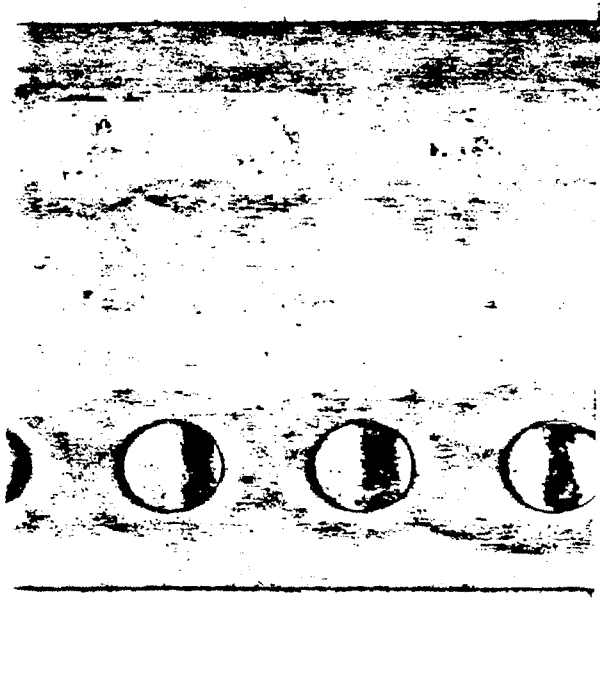
Thence, on a curve to the right, the radius of which is 410.84 feet, the central angle of which is 13 deg. 00' 00", the chord of which is South 04 deg. 38' 27" East, 93.70 feet, along the curve distance of 93.90 feet to a point;

Thence, South 78 deg. 08' 27" East, 191.16 feet to a point;

Thence, on a curve to the right, the radius of which is 25.00 feet, the central angle of which is 85 deg. 26' 21", the chord of which is South 35 deg. 25' 17" East, 00.92 feet, along the curve distance of 37.50 feet to the point of beginning.

Containing 97,098 square feet, (2.23 acres, more or less).

Being the same property conveyed to Donnie F. Tucker, as to an undivided one-half interest, and James Donald Huff, as to an undivided one-half interest, by quitclaim deed from Donnie Tucker of record in Book 8919, page 39, Register's Office of Davidson County, Tennessee.



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

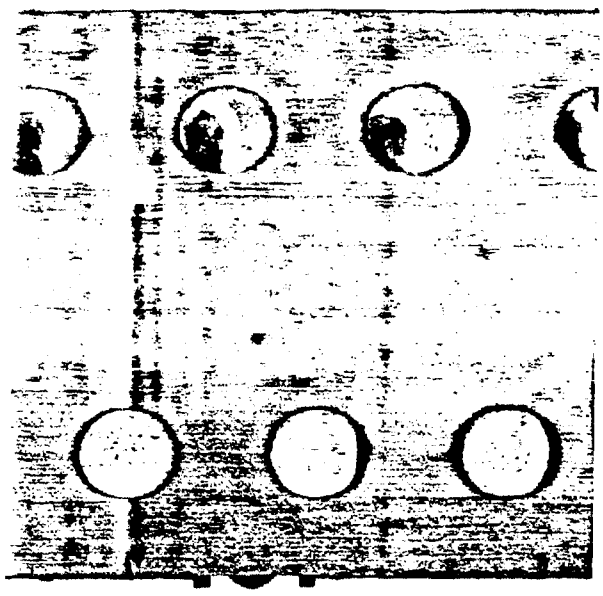
RECEIVED OF _____

FOR _____

BOOK 10455 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
250000.00
CON TX 925.00
PRFEE 1.00
WDEED 44.00
TOTAL 970.00
CHECK 970.00

05/15/97 01 15:41 0001 1511

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0305350
IDENTIF. & REFERENCE

97 MAY 15 PM 3:34

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.1151529