THIS INSTRUMENT PREPARED BY:
JOHN C. HESS, ATTORNEY NO.
002412
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PICK-UP

Instr:200002090013414 Page: 1 OF 2
REC'D FOR REC 02/09/2000 2:19:47PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1202.50

WARRANTY DEED

NEW OWNERS:	SEND TAX BILL TO:	MAP/PARCEL:
SOUTHEASTERN DEVELOPMENT CO. 125 Indian Lake Boulevard Hendersonville, TN 37075	SAME	MAP 075 PARCELS 099 101

For and in consideration of the sum of three hundred twenty-five thousand dollars, ($325,000.00) ODELL BINKLEY, JR., TRUSTEE, has bargained and sold, and by these presents, does hereby transfer and convey his entire interest unto SOUTHEASTERN DEVELOPMENT CO.,* its successors, heirs and assigns, these certain parcels or tracts of land in Davidson County, State of Tennessee, described as follows, to-wit: *a TN general partnership,

BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the westerly margin of Tulip Grove Road north of Stoner Creek and being more particularly described as follows:

BEGINNING at a point in the westerly margin of Tulip Grove Road, 155 feet, more or less, south of the centerline of Scott's Creek Parkway;

Thence with the westerly margin of Tulip Grove Road, S06°18'21"E, 259.69 feet to a point;
Thence, S83°41'39"W, 10.00 feet to a point;
Thence, S06°18'21"E, 140.12 feet to a point in the centerline of Stoner Creek:
Thence with the centerline of Stoner Creek the following calls:
S27°41'23"W, 220.96 feet to a point;
S55°26'06"W, 385.63 feet to a point;
S73°46'30"W, 82.52 feet to a point;
N67°41'53"W, 50.44 feet to a point;
N62°38'59"W, 311.03 feet to a point;
N55°09'41"W, 128.66 feet to a point;
N42°40'30"W, 194.58 feet to a point;
N67°37'45"W, 116.20 feet to a point;
N63°58'04"W, 227.30 feet to a point;
S85°56'16"W, 429.34 feet to a point;
S57°38'18"W, 131.86 feet to a point;
Thence, leaving said Stoner Creek with the easterly line of Highlands of Tulip Grove, Section Three of record in Plat Book 4675, Page 140, R.O.D.C., N15°50'09"W, 486.95 feet to a point;
Thence with the following calls:
N74°09'48"E, 152.78 feet to a point;
N42°51'15"E, 83.00 feet to a point;
N10°18'02"W, 380.00 feet to an iron pin;
N16°11'10"E, 104.00 feet to a point;
N44°38'28"E, 82.00 feet to a concrete monument;
N63°16'22"E, 60.06 feet to a concrete monument;
S80°19'00"E, 132.00 feet to a point;
S54°19'00"E, 67.00 feet to a point;
Thence, with the southerly line of Hunters Hill, Section One, of record in Plat Book 5800, Page 350, R.O.D.C., S39°16'48"E, 380.64 feet to a concrete monument;
Thence with the following calls:
S05°54'26"W, 68.10 feet to a point;
S80°36'54"E, 45.51 feet to a point;
Thence, with Greer Meadows at Cedar Creek of record in Plat Book 9700, Page 601, R.O.D.C., S17°42'59"W, 250.00 feet to a point;
Thence with the following calls:
S72°55'00"E, 117.07 feet to an iron pin;
S60°50'11"E, 421.63 feet to a concrete monument;
Thence, with Revised Section One, Greer Meadows at Cedar Creek of record in Plat Book 7900, Page 115, R.O.D.C., S71°09'23"E, 111.69 feet to a concrete monument;
Thence with the following calls:
N81°50'33"E, 115.15 feet to a concrete monument;

N74°31'51"E, 133.72 feet to a concrete monument;
N11°10'46"W, 80.89 feet to a concrete monument;

Thence, with a curve concave to the south having a central angle of 02°26'13", a radius of 542.75 feet and a chord of N80°14'03"E, 23.08 feet for an arc length of 23.08 feet to a point;

Thence, N08°46'26"W, 150.00 feet to an iron pin;

Thence, with Cedar Creek, Phase Two of record in Plat Book 7900, Page 5, R.O.D.C., N80°35'27"E, 92.91 feet to an iron pin;

Thence with the following calls:
N84°40'48"E, 50.41 feet to a point;
S88°55'43"E, 65.29 feet to an iron pin;
S81°32'04"E, 52.53 feet to an iron pin;

Thence, S78°07'17"E, 237.60 feet to the point of beginning, containing 1,295,535 square feet or 29.74 acres, more or less.

Being a portion of the same property conveyed to ODELL BINKLEY, JR., TRUSTEE, by Warranty Deed from Donnie F. Tucker and James Donald Huff, of record in Book 10,455, Page 673, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Greer Meadows.

Taxes for the current year are prorated.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns, forever.

We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as hereafter listed: NONE.

We further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Witness our hands this 8th day of February, 2000.

Odell Binkley Jr. Trustee
ODELL BINKLEY, JR., TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary E. Binkley, a notary public in and for said County and State, Odell Binkley, Jr., Trustee, who identified himself as the within named bargainor, and with whom I am personally acquainted, or who proved himself to me upon the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose contained therein.

Witness my hand and official seal at Hermitage this 8th day of February, 2000.

Mary E. Binkley
NOTARY PUBLIC
My commission expires: 11-25-2000

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

SWORN TO AND SUBSCRIBED before me this the 8th day of February, 2000.

Mary E. Binkley
NOTARY PUBLIC
My commission expires: 11-25-2000