Instr:200006230062466 Page: 1 OF 3
REC'D FOR REC 06/23/2000 9:28:01AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $740.00

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Harold R. Binkley, Jr. 12655 North Central Expressway Suite 500 Dallas, Texas 75243	New Owner	Portion of Map 158 Parcel 71
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JRH) P.O. Box 198062, Nashville, Tennessee 37219		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **BALLEROY, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and hereby transfers and conveys to **HAROLD R. BINKLEY, JR.** ("Grantee"), his heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Declaration of Protective Covenants, Conditions and Restrictions for Balleroy of record as Instrument Number 200006190061044 and as amended in Instrument Number 200006210061679, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me this 20th day of June, 2000.

Notary Public
My Commission Expires: 7-27-2002

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0648445.01
074356-000 06/08/2000

3. Utility and drainage easements as shown on the Final Plat of Balleroy Subdivision of record as Instrument Number 200006200061336, Register's Office for Davidson County, Tennessee.

4. Easements of record in Book 8275, page 977 and Book 2698, page 147, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons.

Executed this 20TH day of June, 2000.

BALLEROY, LLC, a Tennessee limited liability company

By: _____
Bond E. Oman, Chief Manager

This is unimproved property, known as 1776 Old Hickory Boulevard, Nashville, Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, ANGELA A. RAMSEY the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared BOND E. OMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Chief Manager of Balleroy, LLC, the within named bargainor, a limited liability company, and that he as the Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as the Chief Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this the 20th day of June, 2000.

_____
NOTARY PUBLIC

My Commission Expires: 7-27-2002

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

0648445.01
074356-000 06/08/2000

EXHIBIT A

[Legal Description]

A certain parcel of real property known as Lot 3 on the Final Plat of Balleroy Subdivision of record as Instrument No. 20000620061336, Register's Office for Davidson County, Tennessee, located in Forest Hills, Davidson County, Tennessee, being described in more detail according to a survey prepared by Walter Davidson & Associates as follows:

Beginning at an iron rod at the Northwest corner of Balleroy Subdivsion, said rod also being the Southwest corner of the Scott F. Siman and Judith A. Siman property; thence with the Northern line of Balleroy Subdivision South 86 degrees 40 minutes 10 seconds East a distance of 410.00 feet to a point; thence with the common line of Lot 4, Balleroy Subdivision, South 15 degrees 22 minutes 50 seconds East a distance of 271.71 feet to an iron rod in the right-of-way of Emerson Road (a private road); thence with said right-of-way with a curve to the left having a radius of 40.00 feet, an arc length of 51.89 feet, a chord of 48.33 feet with a bearing of South 37 degrees 27 minutes 15 seconds West to a point; thence with a curve to the right having a radius of 10.00 feet, an arc length of 9.27 feet, a chord of 8.943 feet with a bearing of South 26 degrees 51 minutes 15 seconds West to a point; thence South 53 degrees 25 minutes 09 seconds West a distance of 127.98 feet to an iron rod at the Northeast corner of Lot 2, Balleroy Subdivision; thence with the common line of Lot 2, North 42 degrees 07 minutes 59 seconds West a distance of 518.81 feet to the point of beginning, containing 91,492 square feet or 2.10 acres, more or less.

Being a portion of the property conveyed to Balleroy, LLC, as Instrument Number 20000621061680, Register's Office for Davidson County, Tennessee.