WILLIAM J. BINKLEY, JR., M.D., Trustee of the MILDRED LARKIN BINKLEY REVOCABLE TRUST, ET AL

TO: DEED

Instr:200008250084191 Page: 1 OF 4
REC'D FOR REC 08/25/2000 1:55:23PM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $462.50

SAMUEL PAUL McVAY, ET UX

THIS DEED OF REALTY, executed as of the 16TH day of August, 2000, by Grantors, **WILLIAM J. BINKLEY, JR., M.D., Trustee of the MILDRED LARKIN BINKLEY REVOCABLE TRUST, and WILLIAM JOSEPH BINKLEY, SR., and MILDRED LARKIN BINKLEY**, to Grantees, **SAMUEL PAUL McVAY and wife, JUNE P. McVAY**, Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantees, to have and to hold to them, as tenants by the entireties, and to their heirs and assigns forever, certain realty situated in the **FOURTEENTH** Civil District of DAVIDSON County, Tennessee, and bounded and described as follows:

TRACT I:

BEING Lot No. 8, on the Plan of Feltswood Subdivision, Section One, as shown by plat of record in Book 3700, Page 13, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property, and being designated as Map and Parcel No. 21-04-002, on the Maps of the Assessor of Property for Davidson County, Tennessee.

Said Lot No. 8 fronts 160 feet on the southerly margin of Binkley Road and extends back 230 feet on the westerly line and 250 feet on the easterly line to a dead line in the rear, measuring 218.20 feet thereon.

This is the same realty conveyed to WILLIAM J. BINKLEY, JR., M.D., Trustee of the MILDRED LARKIN BINKLEY REVOCABLE TRUST of record in Book 11059, Page 55, in the Register's Office for Davidson County, Tennessee.

PREPARED BY:

John R. Brice
ATTORNEY AT LAW
BATSON, NOLAN, BRICE, HARVEY & WILLIAMSON
622 MADISON STREET
CLARKSVILLE, TN 37040

TRACT II:

Land in the 14th Civil District of Davidson County, Tennessee and being a portion of property of record in Deed Book 4576, Page 851, Register's Office, said county,

1.155 acre tract: BEGINNING at an existing iron pin, the most northwest corner of this tract, and being a common corner to Lots 7 and 8, Feltswood Subdivision, Section One, Plat Book 3700, Page 13, Register's Office, Davidson County, Tennessee; thence, with Lot 8, S. 79 deg. 09 min. 43 sec. E. 218.05 feet to a broken concrete monument, a common corner to Lots 8 and 9, said Feltswood Subdivision, and being the most northwest corner of property described in Deed Book 5858, Page 283; thence with said property S. 5 deg. 22 min. 17 sec. W. 226.53 feet to an existing iron pin, in the northerly margin of proposed Feltswood Drive; thence, with the margin of said drive with a curve to the right having a central angle of 16 deg. 26 min. 14 sec., a radius of 676.11 feet, and an arc length of 193.96 feet (chord = N. 76 deg. 39 min. 09 sec. W. 193.3 feet) to an existing iron pin in the margin of said drive; thence, continuing with the margin of said drive N. 68 deg. 26 min. 02 sec. W. 39.61 feet to an existing iron pin in the margin of said drive, and being the most southwest corner of property described in Deed Book 5857, Page 62; thence, with said property N. 8 deg. 45 min. 50 sec. E. 209.80 feet to the beginning containing 1.155 acres, more or less, and being designated as Map and Parcel No. 21-04-009, on the Maps of the Assessor of Property for Davidson County, Tennessee. This description was taken from Book 10761, Page 307, in the Register's Office for Davidson County, Tennessee.

This is the same realty conveyed to WILLIAM J. BINKLEY and wife, MILDRED L. BINKLEY, by Quitclaim Deed of record in Book 10761, Page 307, in the Register's Office for Davidson County, Tennessee. WILLIAM J. BINKLEY and WILLIAM JOSEPH BINKLEY, SR. are one and the same person. MILDRED L. BINKLEY and MILDRED LARKIN BINKLEY are one and the same person.

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2000 taxes which are prorated and Grantees assume; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to restrictive covenants and other matters of record in Book 3915, Page 990, and Book 3916, Pages 1, 12, 20, 24, and 28, in the Register's Office for Davidson County, Tennessee, as to TRACT I; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

/s/ William J. Binkley, Jr. M.D.
WILLIAM J. BINKLEY, JR., M.D., Trustee of the MILDRED LARKIN BINKLEY REVOCABLE TRUST

Pat D. Binkley, P.O.A.
By: PAT D. BINKLEY, Attorney-in-Fact, through written POA of record ~~in Book _____, Page ____~~, RODCT Instrument # 200008250084191

/s/ Wm Joseph Binkley, Sr.
WILLIAM JOSEPH BINKLEY, SR.

Pat D. Binkley, P.O.A.
By: PAT D. BINKLEY, Attorney-in-Fact, through written POA of record in Book _____, Page ____, RODCT

/s/ Mildred Larkin Binkley
MILDRED LARKIN BINKLEY

Pat D. Binkley, P.O.A.
By: PAT D. BINKLEY, Attorney-in-Fact, through written POA of record ~~in Book _____, Page ____~~, RODCT Instrument # 200008250084191

GRANTORS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 16TH day of August, 2000, before me personally appeared **PAT D. BINKLEY**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **WILLIAM J. BINKLEY, JR., M.D., Trustee of the MILDRED LARKIN BINKLEY REVOCABLE TRUST, and WILLIAM JOSEPH BINKLEY, SR., and MILDRED LARKIN BINKLEY**, and acknowledged that she executed the same as the free act and deed of the said **WILLIAM J. BINKLEY, JR., M.D., Trustee of the MILDRED LARKIN BINKLEY REVOCABLE TRUST, and WILLIAM JOSEPH BINKLEY, SR., and MILDRED LARKIN BINKLEY**.

My Commission Expires: 9/25/2000.

John Stephen Carr
Notary Public

Property Owners Name
and Address:

Mr. & Mrs. Samuel Paul McVay
3451 Binkley Road
Joelton, TN 37080

Person or Entity Responsible for
Payment of Property Taxes:

FIRST FEDERAL SAVINGS BANK
P. O. Box 688
Clarksville, TN 37041-0688

STATE OF TENNESSEE, Cheatham COUNTY
I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 125 000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Samuel T. McVay
Affiant

Subscribed and sworn to before me this the 16 day of August, 2000.

John A. Brice
Notary Public (~~Register~~ of
At Large ~~County, Tennessee~~)

NOTARY PUBLIC AT LARGE

My Commission Expires: 10-14-2002.

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NOTARY PUBLIC AT LARGE CHEATHAM COUNTY