PICK-UP

Davidson County DEEDQC
Recvd: 09/29/00 15:01 3pgs
Fees:14.00 Taxes:0.00
20000929-0096544

QUITCLAIM DEED

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP/GROUP/PARCEL**
JOHN MATTHEW BINKLEY LEIGHSA BINKLEY 611 JEFFERSON DRIVE Mt. Juliet, TN 37122	SAME	86-175

FOR AND IN CONSIDERATION OF One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, MS-COT, a Tennessee General Partnership, composed of Odell Regg Binkley, Odell Binkley, Jr., Mary Evelyn Binkley, and Susan Binkley, by these presents does hereby remise, release, and forever quitclaim unto JOHN MATTHEW BINKLEY and wife LEIGHSA BINKLEY, retiring partners of MS-COT their successors and assigns, all of our right, title and interest in and to the following described tract of land:

A tract of land in the 2nd Civil District of Metropolitan Nashville, Davidson County, Tennessee, being located east of Central Pike and south of Hermitage Industrial Drive and being Lot 5, Section 3, Hermitage Industrial Park of record in Book 5800, page 81, Register's Office of Davidson County, Tennessee, which property is more fully described as follows:

Beginning at an iron pin on the northeasterly margin of Central Pike at the most southerly return of Hermitage Industrial Drive, as shown on the plat of Hermitage Industrial Park, Section 1, of record in Book 4300, Page 28, Register's Office of Davidson County, Tennessee; thence

1) Northerly with a curve to the right having a radius of 25.0' and a central angle of 86 deg 39' 12" (and a chord bearing and distance of N 6 deg 34' 26" W, 34.31), a distance of 37.81' to an iron pin on the southerly margin of Hermitage Industrial Drive; thence,

2) With the southerly margin of Hermitage Industrial Drive, N 36 deg 46' E, a distance of 83.73' to an iron pin; thence,

3) With a curve to the right having a radius of 741.69' and a central angle of 22 deg 00' (and a chord bearing a distance of N 47 deg 45' 54" E, 283.04), a distance of 284.79 with the southerly margin of Hermitage Industrial Drive to an iron pin; thence,

4) With the southerly margin of Hermitage Indutrial Drive, N 58 deg 46' E, a distance of 40.00' to an iron pin; thence,

5) S 86 deg 56' E, a distance of 326.08' to an iron pin; thence

6) S 23 deg 39' 30" E, a distance of 35.00' to an iron pin in the west line of Lot 4, Section 1, Hermitage Industrial Park, Subdivision No. 69-157-G, of record in Book 4300, page 28, Register's Office of Davidson County, Tennessee; thence,

7) With the west line of said Lot 4, S 8 deg 19' E, a distance of 273.0' to an iron pin in the north line of the property conveyed to Lambert Bros., Inc. by deed of record in Book 2397, page 23, Register's Office of Davidson County, Tennessee; thence,

8) With Lambert Bros., Inc. north line, and old fence post line, S 77 deg 46' W, a distance of 571.2' to an iron pin on the easterly margin of Central Pike; thence,

9) With the easterly margin of the Central Pike, northwesterly with a curve to the lest having a radius of 1196.3' and a central angle of 7 deg 28' (and a chord bearing and distance of N 45 deg 34' 54" W, 155.79') a distance of 155.09 to an iron pin; thence,

10) N 40 deg 41' E, a distance of 15.00' making an offset in the margin of Central Pike to an iron pin; thence,

11) With the easterly margin of Central Pike, northwesterly with a curve to the left having a radius of 1211.3' and a central angle of 0 deg 35' 08" (and a chord bearing and distance of N 49 deg 36' 28" W, 12.38') a distance of 12.38' to the point of beginning and containing 4.85 acres, more or less.

Subject to matters listed on the plat of record in book 5800, page 81, Register's Office for Said County, and to the terms of that certain right of way deed from Torrey W. Dodson to Davidson County, and the right to fill slopes extending beyond the right of way granted therein, of record in book 2294, page 464, Register's Office for Davidson County, and to that certain lease with MTO Enterprises, Inc. filed of record as instrument number 200009200093561.

And being the same property conveyed to MS-COT, a partnership by deed from Mid-South Caretaker of Tennessee, Inc., a Tennessee Corporation of record in Book 6980, page 643, Register's Office for Davidson County, Tennessee, and also from Jeffrey A. Smith, and wife, Elizabeth A. Smith, retiring partners by deed of record in Book 7985, page 641, Register's Office for Davidson County, Tennessee.

WITNESS our hands this 29 day of September, 2000, the corporate party having caused its name to be signed hereto by its duly authorized officer on said day and date.

MS-COT, A TENNESSEE GENERAL PARTNERSHIP BY ITS PARTNERS:

Odell Regg Binkley
ODELL REGG BINKLEY,

Odell Binkley Jr.
ODELL BINKLEY, JR.

Mary Evelyn Binkley
MARY EVELYN BINKLEY

Susan Binkley
SUSAN BINKLEY

ACKNOWLEDGMENT

STATE OF Tennessee
COUNTY OF Davidson

On this the 29 day of September, 2000, before me personally appeared Odell Regg Binkley, Odell Binkley, Jr., Mary Evelyn Binkley, and Susan Binkley, to me known (or proved to me on the basis of satisfactory evidence to be the person described herein), the within named bargainors, and who executed the foregoing instrument, and acknowledged that they executed the same, as their free act and deed both individually and as Partners of MS-COT, a Tennessee General Partnership, for the purposes herein contained.

Witness my hand and official seal at Nashville, this the 29 day of Sept, 2000.

NOTARY PUBLIC

My commission expires: 11-29-2003

AFFIDAVIT OF CONSIDERATION

The actual consideration or value of this transaction, whichever is greater, is $0.00.

SWORN TO AND SUBSCRIBED before me this 25th day of September, 2000.

NOTARY PUBLIC
My commission expires: 5/25/2003

Prepared By:
Lowe & Baron Atty. P.C.
405 A Two Mile Pike
Goodlettsville, TN 37072