Box 28

00160219

NAME & ADDRESS OF PROPERTY OWNER:
CHARLES BINKLEY
508 Third Avenue, North
Nashville, TN 37201

SEND TAX BILLS TO:
Same

MAP - PARCEL
71-1-14.01
71-1-91
71-5-14

Davidson County DEEDWARR
Recvd: 11/03/00 10:01 3pgs
Fees:15.00 Taxes:240.50
20001103-0109239

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Sixty Five Thousand and No/100 Dollars ($65,000.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, BATES RAYMOND DAVIDSON AND WIFE, BARBARA M. DAVIDSON, A ONE-HALF UNDIVIDED INTEREST, AND DENISE SMITH THOMASON, A ONE-HALF UNDIVIDED INTEREST, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto CHARLES BINKLEY AND WIFE, DOROTHY MAE BINKLEY, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

(SEE ATTACHED EXHIBIT "A")

This is improved property known as 519 W Trinity Lane, Nashville, TN 37207.

Grantees agree to accept the property "AS IS", with the Grantors making no warranties as to the physical condition of the property.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever.

GRANTORS further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to said GRANTEES, their heirs and assigns against the lawful claims of all persons claiming by, through or under them, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 2nd day of November, 2000.

Bates Raymond Davidson
BATES RAYMOND DAVIDSON

Barbara M. Davidson
BARBARA M. DAVIDSON

Denise Smith Thomason
DENISE SMITH THOMASON

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named BATES RAYMOND DAVIDSON and BARBARA M. DAVIDSON and DENISE SMITH THOMASON, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and office seal at the office this 2nd day of November, 2000.

Carol Fayett
NOTARY PUBLIC

My Commission expires: April 19, 2004

STATE OF TENNESSEE

COUNTY OF Dickson

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Charles Buckley
Affiant

Subscribed and sworn to before me this 2nd day of November, 2000.

Ann K Pitts
Notary Public

My Commission expires: July 24, 2004

This instrument prepared by:
Devereaux D. Cannon, Jr., Attorney
201 Fourth Avenue, North, Suite 150
Nashville, TN 37219

Exhibit "A" Attachment

Land in Davidson County, State of Tennessee, described as follows:

PARCEL NO. I: Being Lot No. 9 on the Map of Bransford Realty Company's Subdivision of the Charles B. Green Lands on Whites Creek Pike, and described according to a copy of a survey thereof by Erle Drake, County Surveyor, February 5, 1932, as follows:

BEGINNING at a point in the northwesterly margin of Taylor's Lane, formerly Young's Lane, as now widened, in the line between Lots 8 and 9, and being 313 feet northeasterly from the northeasterly margin of Whites Creek Pike; thence northwesterly 466.75 feet, more of less, to a point in the east line of Lot 4, being 359.5 feet north from the margin of Whites Creek Pike, as measured along the line between Lots 4 and 5; thence northerly with the line between Lots 4 and 9, 114.3 feet to a point, a corner of Lot 10; thence with the line between Lots 9 and 10, southeasterly 527.3 feet, more or less, to the northwesterly margin of Taylor's Lane, as now widened; thence with the margin of the same, southwesterly 100 feet to the beginning.

PARCEL NO. II: Being the northeasterly on-half of Lot No. 8 on the Map of Bransford Realty Company's Subdivision of the Charles B. Green Lands on the Whites Creek Pike, not of record described according to a survey made by Erle Drake, County Surveyor, February 5, 1932, and revised July 1, 1933, to show the location of the new Whites Creek Pike, as follows:

BEGINNING on the northwesterly margin of Young's, formerly Taylor's Lane as widened, at the corner of Lots Nos. 8 and 9; thence with the line between said two lots northwestwardly 189.5 feet to the southeast corner of the property conveyed to Barnell Harper and wife, by deed from Robert Lusk and wife, of record in Book 2026, page 574, Register's Office for said County, being the common corner of Lots Nos. 5 and 8; thence with the line between said two lots southwestwardly 50 feet; thence southeastwardly 189.5 feet to the northwesterly margin of said Young's Lane, as widened; thence with same; northeastwardly 50 feet to the beginning.

PARCEL NO. III: Being parts of Lots 3 and 4 on the Map of Bransford Realty Company's Subdivision of the Charles B. Green Lands, not of record described according to a survey made by George W. Watkins, Surveyor, June 5, 1961, as follows:

BEGINNING on the northerly margin of Whites Creek Pike, at the southwest corner of the property conveyed to Barnell H. Harper and wife, Fannie Lee Harper by deed from Susie Ridley, of record in Book 2928, page 192, Register's Office for said County; thence with said Pike westerly 71.5 feet to the top of bank or branch; thence with top of bank of said branch as follows: north 19° 15' east, 94 feet; north 1° 30' east 100 feet; north 24° 30' east 100 feet; north 9° 30' east 66 feet; thence south 49° 15' east 74 feet to an iron pin being the northwest corner of said Harper's Property; thence with said Harper's western boundary line south 18° 30' west 359.5 feet to the beginning, containing 53/100 acres, more or less.

PARCEL NO. IV: Being a small part of Lots Nos. 3 and 4, Bransford Realty Company's Subdivision of Charles B. Green Lands, not of record, described according to a survey made by John M. Sullivan, February 5, 1965, as follows:

BEGINNING at a point of Lot 3, said beginning being the northwest corner of the property conveyed to M. H. Webb by deed from W. Rufus Pardue, Substitute Trustee of record in Book 3501, page 16, Register's Office for said County; thence with Webb's north line south 44° 15' east 74 feet to the northeast corner of Webb property; thence south 48° 22' east 50 feet to an old iron pin; thence north 17° 25' east 105.4 feet to an old iron pin; thence north 72° 35' west 91.2 feet; thence southwestwardly 60 feet to the point of beginning.

Included in the above but specifically excluded therefrom is that portion thereof conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by deed from Third National Bank in Nashville, Trustee under the Will of Bates R. Parman of record in Book 8280, page 192, Register's Office for said County.

Also included in the above but specifically excluded therefrom is that portion thereof conveyed to the State of Tennessee by deed from SunTrust Bank, Nashville, N.A. (F/K/A Third National Bank), Executor and Trustee of the Estate of Bates R. Parman of record in Book 10200, page 956, Register's Office for said County.

Being the same property conveyed to Bates Raymond Davidson and wife, Barbara M. Davidson, a one-half undivided interest and Denise Smith Thomason, a one-half undivided interest by deed from SunTrust Bank, Trustee under the Will of Bates R. Parman of record as Instrument No. 200005090017156, Register's Office for said County.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTORS, THEIR SPOUSES, OR DEPENDENTS.