RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

# WARRANTY DEED

THIS INDENTURE is made and entered into this 26th day of June, 2001, by and between WALLACE BINKLEY, A MARRIED MAN, WILLIAM BINKLEY, CHARLES BINKLEY, GARY BINKLEY, ROGER BINKLEY, RONNIE BINKLEY, MARY SUE BINKLEY GARRETT, LINDA BINKLEY DOTSON, BETTY BINKLEY BAILEY, BETTY JOYCE BINKLEY, TIMOTHY BINKLEY, STEVE BINKLEY, SHANNON LANE AND JAY GARRETT, hereinafter called Grantor, and W & G CONSTRUCTION, INC., A TENNESSEE CORPORATION, hereinafter called Grantee.

B.B.B.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WE, WALLACE BINKLEY, A MARRIED MAN, WILLIAM BINKLEY, UNMARRIED, CHARLES BINKLEY, UNMARRIED, GARY BINKLEY, UNMARRIED, ROGER BINKLEY, A MARRIED MAN, RONNIE BINKLEY, UNMARRIED, MARY SUE BINKLEY GARRETT, UNMARRIED, LINDA BINKLEY DOTSON, UNMARRIED, BETTY BINKLEY BAILEY, UNMARRIED, BETTY JOYCE BINKLEY, UNMARRIED, TIMOTHY BINKLEY, A MARRIED MAN, STEVE BINKLEY, UNMARRIED, SHANNON LANE, A MARRIED WOMAN, AND JAY GARRETT, A MARRIED MAN, Grantor, does hereby bargain, sell, transfer and convey unto W & G CONSTRUCTION, INC., A TENNESSEE CORPORATION, hereinafter referred to as Grantee, its successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1021 N. 2ND STREET, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons whomsoever.

BETTY J. BINKLEY, WIFE OF WALLACE BINKLEY, JULIE BINKLEY, WIFE OF ROGER BINKLEY, STEPHANIE BINKLEY, WIFE OF TIMOTHY BINKLEY, BRIAN LANE HUSBAND OF SHANNON LANE, AND DAWN GARRETT, WIFE OF JAY GARRETT, join in the herein conveyance for the sole purpose of conveying any right, title and interest they may have in and to the property described in Exhibit "A" attached hereto, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

Wallace Binkley
WALLACE BINKLEY
Signature of Seller

Betty J. Binkley
BETTY J. BINKLEY, SPOUSE
Signature of Seller

Davidson County DEEDWARR
Recvd: 07/02/01 08:43 16pgs
Fees:67.00 Taxes:129.50

20010702-0069473

**INDIVIDUAL**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, WALLACE BINKLEY, A MARRIED MAN AND WIFE, BETTY J. BINKLEY, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **26th** day of June, 2001.

Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: My Commission Expires May 30, 2004

Name and Address of Property Owner:

**W & G CONSTRUCTION, INC., A TENNESSEE CORPORATION**
P.O. Box 2916
Hendersonville, TN 37075

Property Address:

**1021 N. 2ND STREET**
**NASHVILLE, TN 37207**

Person Responsible for Taxes:

**SAME**

**Map & Parcel #: MAP 82-3, PARCEL 123**

# AFFIDAVIT OF VALUE

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$35,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **26th** day of **June, 2001.**

Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: My Commission Expires May 30, 2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WILLIAM BINKLEY

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM BINKLEY, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 26TH day of JUNE, 2001

notary public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My commission expires:_____

My Commission Expires
May 30, 2004

SHANNON LANE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANNON LANE AND HUSBAND, BRIAN C. LANE, the within named bargainors with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 26TH day of JUNE, 2001

notary public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My commission expires:

My Commission Expires May 30, 2004

Betty Joyce Binkley

~~BETTY~~ JOYCE BINKLEY

B.J.B BETTIE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY JOYCE BINKLEY, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 26TH day of JUNE, 2001

Denise C. Allis

notary public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My commission expires:_____

My Commission Expires May 30, 2004

Linda Binkley Dotson
LINDA BINKLEY DOTSON

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA BINKLEY DOTSON, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 26th day of JUNE, 2001

notary public

DENISE C. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My commission expires:

My Commission Expires
May 30, 2004

ROGER BINKLEY

JULIE BINKLEY, SPOUSE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROGER BINKLEY AND WIFE, JULIE BINKLEY, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 26TH day of JUNE, 2001

DENISE C. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

notary public

My commission expires:

My Commission Expires May 30, 2004

Ronnie E. Binkley
RONNIE BINKLEY

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONNIE BINKLEY, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 26TH day of JUNE, 2001

DENISE ALLIS NOTARY PUBLIC AT LARGE TENNESSEE DAVIDSON COUNTY

notary public

My commission expires My Commission Expires May 30, 2004

GARY BINKLEY

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY BINKLEY, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 26TH day of JUNE, 2001

notary public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My commission expires: My Commission Expires May 30, 2004

CHARLES BINKLEY

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES BINKLEY, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 26TH day of JUNE, 2001

notary public

My commission expires: My Commission Expires May 30, 2004

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Mary Sue Binkley - Garrett

MARY SUE BINKLEY GARRETT M.S.B.G.

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY SUE BINKLEY GARRETT, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 26TH day of JUNE, 2001

notary public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My commission expires: My Commission Expires May 30, 2004

Betty Binkley Bailey
BETTY BINKLEY BAILEY

STATE OF TENNESSEE :

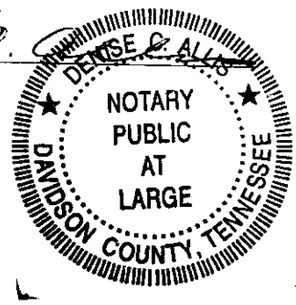
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY BINKLEY BAILEY, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 26TH day of JUNE, 2001

Denise C. Allis
notary public

My commission expires: My Commission Expires May 30, 2004



Timothy Binkley
TIMOTHY BINKLEY

Stephanie Binkley

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY BINKLEY AND WIFE, Stephanie Binkley, the within named bargainors with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 26TH day of JUNE, 2001

Denise C. Allis
notary public

My commission expires: My Commission Expires May 30, 2004

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STEVE BINKLEY

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVE BINKLEY, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 26TH day of JUNE, 2001

notary public

DENISE C. ALLEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My commission expires:

My Commission Expires
May 30, 2004

JAY GARRETT

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAY GARRETT AND WIFE, DAWN GARRETT, the within named bargainors with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee on this the 26TH day of JUNE, 2001

notary public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My commission expires:_____

My Commission Expires May 30, 2004

# EXHIBIT 'A'

BEING Lot No. 2 in the Plan of W.T. Fitzpatrick's Resubdivision of lots 15 and 22 and 10 feet of Lot No. 14, Resubdivision of the Benedict Land Company's Subdivision, same being of record in Plat Book 421, page 76, Register's Office of Davidson County, Tennessee. Said Lot No. 2 fronts 40 feet on the east side of North Second Street and runs back between parallel lines 181 feet to an alley.

Being the same property conveyed to THOMAS V. BINKLEY AND WIFE, EDITH C. BINKLEY, by Warranty Deed from ARNOLD Q. & ALICE BAGWELL, of record in BOOK 5221, PAGE 387, Register's Office for DAVIDSON County, Tennessee. The said Edith C. Binkley having since died on _____, the property vested by operation of law in her surviving spouse, Thomas V. Binkley. Thomas V. Binkley subsequently died on _____, and by his Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, to Will Book 1746/320105, and recorded in the Register's Office for Davidson County, Tennessee, in Instrument No. 20010330-0030578, the property vested in children, Wallace Binkley, William E. Binkley, Charles Binkley, Gary Binkley, Roger Binkley, Ronnie Binkley, Mary Sue Binkley Garrett, Linda Binkley Dotson, Betty Binkley Bailey, Betty Joyce Binkley, wife of deceased child, James Binkley (who died on September 5, 1996), Timothy Binkley and Steve Binkley, children of deceased child, Jerry Binkley, unmarried (who died on August 9, 2000), and children of deceased child, Margie Binkley Garrett who died intestate on February 20, 2001 after the death of Thomas V. Binkley, leaving Shannon Lane and Jay Garrett as her only heirs.

# EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 82-3, PARCEL 123).

2. All matters as set forth on the Plan of record in Plat Book 421, page 76, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.