PICK-UP

This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. Box 140255
Nashville, Tennessee 37214
(615) 885-0223

Davidson County DEEDQC
Recvd: 02/27/02 10:33 2pgs
Fees:13.00 Taxes:1295.00
20020227-0024842

ADDRESS NEW OWNER:
Jeffery Scott Barnett
4712 Cascade Drive
Old Hickory, TN

SEND TAX BILL TO:
Owner

MORTGAGEE:
Odell Binkley Jr. and wife, Mary Evelyn Binkley, and Odell R. Binkley and wife Susan E. Binkley
P. O. Box 145
Hermitage, TN 37076

MAP **86**
GROUP
PARCEL **325**

QUITCLAIM DEED

Prepared by information furnished by parties hereto

FOR AND IN CONSIDERATION of love and affection, and no monetary consideration, **SPIRE, a Tennessee General Partnership** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Jeffery Scott Barnett and wife, Claire Barnett**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, being Tract No. 1 on the unrecorded survey made by Ernest Parker Hall, Registered Land Surveyor, Tennessee No. 838 dated October 1, 1997, described as follows, to wit:

Beginning at an iron rod in the West margin of Central Pike and being 50 feet from the centerline of said Pike and also being in the West right of way of the Seaboard Railroad property; thence with said railroad South 29 degrees 28' 00" West 1033.11 feet to an iron rod; thence with a curve to the right with a radius of 1317.09 feet for a distance of 396.63 feet and having a chord of South 43 degrees 59' 25" West 395.13 feet to an iron rod; thence leaving said railroad right of way North 0 degrees 00' 33" West 919.77 feet to an iron rod; thence South 69 degrees 38' 17" East 33.0 feet to an iron rod; thence North 12 degrees 32' 10" East 218.4 feet to an iron rod; thence South 23 degrees 28' 54" East 300.0 feet to an iron rod; thence North 29 degrees' 28' 00" East 581.0 feet to an iron rod in the west margin of said pike; thence with said margin and along a curve to the left with a radius of 826.77 feet for a distance of 68.28 feet and having a chord of South 17 degrees 36' 34" East 68.28 feet to the point of beginning and containing 7.27 acres, more or less.

Being the same property conveyed to SPIRE, a Tennessee General Partnership by deed from dated November 26, 1997, of record in Book 10706, Page 101, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2002 and subsequent years.

This is improved property known as 3672 Central Pike, Hermitage, Tennessee 37076.

Subject to all covenants, subdivision restrictions, easement and other matter of record in said Register's Office.

Subject to an approved grading and drainage plan and permit issued March 26, 1991 by the Nashville Metro. Gov. Dept. of Public works to S.P.I.R.E., a Tennessee General Partnership. Purchaser takes full responsibility for the implementation of this plan and permit as it pertains to Map 86 Parcel 325.

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

GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 1st day of October, 2000.

SPIRE, a Tennessee General Partnership

By: Odell Binkley, Jr.

By: Mary Evelyn Binkley

By: Odell R. Binkley

By: Susan E. Binkley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Odell Binkley, Jr.**, **Mary Evelyn Binkley, Odell R. Binkley, Susan E. Binkley,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged themselves to be all the partners of **SPIRE, a Tennessee General Partnership** the within named bargainor(s), a partnership, and that they as such partners, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing their name of the corporation as such partner.

WITNESS my hand and official seal at office this 1st day of October, 2000.

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $350,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of October, 2000.

NOTARY PUBLIC