Davidson County DEEDWARR
Recvd: 04/03/02 15:20 3pgs
Fees:18.00 Taxes:2405.00

20020403-0040670

STATE OF TENNESSEE
COUNTY OF Davidson

12098

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 650,000.00

William M Little
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April 2002

Notary Public

MY COMMISSION EXPIRES: 5-11-02

NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
William M. Little	William M. Little	86-326
(NAME)	(NAME)	
253 Jackson Meadows Drive	3634 Central Pk.	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Hermitage, TN 37076	Hermitage TN 37076	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Odell Binkley, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William M. Little and wife, Janice F. Little

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:

See exhibit A attached hereto and made a part hereof.

This is improved property known as 3634 Central Pike, Hermitage, TN 37076

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness his hand this 1st day of April, 2002.

Odell Binkley, Jr.

Odell Binkley, Jr.

12098

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named

Odell Binkley, Jr.

the bargainor____, 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 and official seal at Nashville Tennessee, this 1st day of April, 2002.

My commission expires 5-11-02

Notary Public

NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE

File No.: 12098

ATTACHMENT

A tract of land being part of the same property conveyed to SPIRE, a Tennessee General Partnership, by deed of record in Book 8971, page 492, Register's Office of Davidson County, Tennessee, deed of correction Book 9356, page 778 and second deed of correction in Book 10706, page 95, and being Lot #2 of an unrecorded survey by John D. McCormick - RLS# 674 dated April 9, 2001, and revised December 12, 2001 and situated in the 12th councilmanic District of Davidson County, Tennessee, and described as follows:

Beginning at an existing iron rod in the westerly margin of Central Pike, said point being the southeast corner of the Odell Binkley Property - Deed reference, Instrument No. 20000929-0096520 and being the southeast corner of the property herein described; thence leaving Central Pike, S 73 deg. 29 min. 42 sec. W a distance of 484.26 feet; thence S 23 deg. 28 min. 54 sec. E a distance of 357.67 feet; thence S 12 deg. 32 min. 10 sec. W a distance of 218.41 feet; thence N 69 deg. 38 min. 17 sec. W a distance of 150.00 feet; thence N 14 deg. 58 min. 11 sec. W a distance of 319.66 feet; thence N 0 deg. 00 min. 33 sec. W a distance of 245.73 feet; thence N 27 deg. 11 min. 07 sec. E a distance of 234.11 feet; thence N 70 deg. 40 min. 10 sec. W, passing through an iron pin, 422.26 feet to a point in the westerly margin of Central Pike; thence along a curve to the right with a radius of 1,083.089 feet a distance along the curve of 157.43 feet; thence S 15 deg. 14 min. 34 sec. E a distance of 132.22 feet to the point of beginning and containing 5.635 acres, more or less,

BEING the same property conveyed to Odell Binkley, Jr. by quitclaim deed from Odell Binkley, Jr. and wife, Mary E. Binkley and Odell Regg Binkley and wife, Susan E. Binkley, being all the Partners of SPIRE, a Tennessee General Partnership, filed of record in ~~Book, page,~~ Register's Office for Davidson County, Tennessee. IM. # 20020124-0009947

This Grantor herein retains an appurtenant easement for the private sewer and septic collection box located on the above described property for the benefit of the adjoining Tracts 3 and 1. Said easement is approximately 10 feet wide running across subject property, apprximately 82 feet, more or less, behind the existing building. (See Exhibit "A" attached hereto for exact location). This is an appurtenant easement and runs with the land.

The above described property is commercial property and not the residence of Grantor.