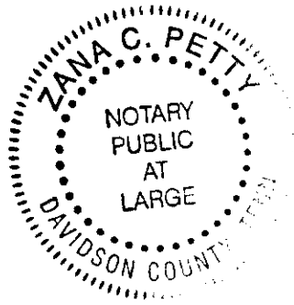
FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 29,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
13th DAY OF September 20 02

Notary Public

MY COMMISSION EXPIRES: March 29, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Mayes	New Owners	MAP 10
(NAME)	(NAME)	
8012 Mill Road		PARCEL 20
(ADDRESS)	(ADDRESS)	
Cross Plains, TN 37049		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Juanita M. Binkley Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Mayes and wife, Dorthy June Mayes

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:

Beginning at a point in the center line of Ivy Point Road at the common corner between Abner Binkley and Jones and thence with said center line S 12 deg. 02' W. 68 feet; S. 24 deg. 45' W., 100 feet; S 34 deg. 57' W., 100 feet; S. 42 deg. 45' W., 100 feet; S. 51 deg. 27' W., 100 feet; S. 63 deg. 04' W., 100 feet; thence S. 75 deg. 45' W., 100 feet; thence S. 85 deg. 35' W., 100 feet; thence N. 87 deg. 45' W., 147.6 feet to a point; thence N. 5 deg. 40' E., 470.0 feet to a point in the fence line between Jones and Abner Binkley; thence S. 88 deg. 18' E., 621.9 feet with said fence to a concrete monument at the westerly margin of Ivy Point Road; thence S. 88 deg. 18' E., 25.0 feet to the point of beginning, containing 5.53 acres, more or less.

BEING part of the same property conveyed to James W. Binkley and wife, Juanita M. Binkley Brown by deed from Abner Binkley and wife, Annie Binkley, of record in Book 4186, Page 405, Register's Office for said County. The said James W. Binkley now being deceased.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and assumed by the Grantees.

unimproved (X)
This is improved (, property, known as Rt. 2, Ivey Point Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 13th day of September, 20 02

Juanita M. Binkley Brown
Juanita M. Binkley Brown

Davidson County DEEDWARR
Recvd: 09/17/02 11:37 2pgs
Fees:13.00 Taxes:109.15

20020917-0113188

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 Juanita M. Binkley Brown

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of September 20 02

Commission expires March 29, 2003

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

_____
Notary Public