WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 452,000.00

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 3rd day of FEBRUARY 2003

NOTARY PUBLIC
My Commission Expires: 3-27-04

Davidson County DEEDWARR
Recvd: 02/04/03 15:34 3pgs
Fees:18.00 Taxes:1672.40

20030204-0015407

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#03010002

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Odell Binkley, Jr.,	New Owner	53 - 12 / 217.00
P.O. Box 145		53 - 12 / 65.00
Hermitage, TN. 37076		

FOR AND IN CONSIDERATION of the sum of Four Hundred Fifty-Two Thousand and No/100 ($452,000.00) Dollars, cash in hand paid by Odell Binkley, Jr., and other good and valuable consideration, the receipt of which is hereby acknowledged,

Ferrell Realty, LLC, by Members: **Claude E. Ferrell, Jr., Paul M. Ferrell, William C. Ferrell, and Laura F. Beard**, the GRANTOR herein, has bargained and sold, and by these presents does transfer and convey unto:

Odell Binkley, Jr., the GRANTEE herein, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Two parcels of land, being the Ferrell Realty, L.L.C. Property, recorded in Deed Book 10409, page 274 and 275 situated in the Fourth Civil District of Davidson County, Tennessee and described according to an unrecorded survey by John D. McCormick - RLS# 674, as follows:

Tract# 1- County Tax Map 53-12/Parcel 217:
Beginning at the northerly point of the said Ferrell Realty L.L.C. Property and being at a point on the easterly margin of Pitts Avenue at a point 50.0 feet from the center line of the Tennessee-Central Railroad; thence along the westerly right-of-way of the railroad South 45 degrees 10 minutes 28 seconds East a distance of 94.0 feet; thence South 44 degrees 49 minutes 32 seconds West a distance of 30.93 feet; thence along a curve to the left with a radius of 245.46 feet a distance of 52.28 feet to a point in the easterly margin of Pitts Avenue; thence along the easterly margin of Pitts Avenue North 5 degrees 23 minutes 37 seconds West a distance of 129.26 feet to the point of beginning and containing 3,758 square feet, more or less, according to revised survey of John D. McCormick, TN RLS #674, dated 1-28-2003.

Tract# 2 - County Tax Map 53-12/Parcel 65:
Beginning at a point in the easterly margin of Pitts Avenue, said point being the southwest corner of the said Ferrell Realty L.L.C. Property and being the northwest corner of the Charles Hall Property recorded in Deed Book 5041, page 742; thence along the easterly margin of Pitts Avenue North 5 degrees 23 minutes 37 seconds West a distance of 426.94 feet; thence North 8 degrees 9 minutes 28 seconds East a distance of 52.90 feet; thence along a curve to the right with a radius of 175.00 feet a distance of 103.09 feet; thence North 44 degrees 49 minutes 32 seconds East a distance of 30.93 feet to a point in the westerly right-of-way of the Tennessee - Central Railroad; thence along the westerly margin of railroad South 45 degrees 10 minutes 28 seconds East a distance of 632.25 feet to a point, being the northeast corner of the Ferrell Drive right-of-way; thence along the Ferrell Drive right-of-way as follows: South 2 degrees 41 minutes 00 seconds East a distance of 95.0 feet; thence South 44 degress 45 minutes 51 seconds West a distance of 121.0 feet to a point in the northerly property line of The City of Lakewood as recorded in Deed Book 4078, page644; thence along the said City of Lakewood Property South 25 degrees 18 minutes 43 seconds West a distance of 94.86 feet to a point, said point being the northwest corner of the "Jackson's Landing Estates" Subdivision as recorded in Plat Book 8250, page 975; thence along the northerly margin of said subdivision North 89 degrees 02 minutes 06 seconds West a distance of 362.99 feet to a point, being the southeast corner of the Charles Hall Property as recorded in Deed Book 5041, page 742; thence along the Charles Hall Property as follows: North 5 degrees 27 minutes 06 seconds West a distance of 120.00 feet; thence South 89 degrees 08 minutes 17 seconds West a distance of 160.00 feet to the point of beginning and containing 5.631 acres, more or less, according to revised survey of John D. McCormick, TN RLS #674, dated 1-28-2003.

The above described property being all the same property conveyed to Ferrell

0301-3

Realty, LLC by deed from Paul M. Ferrell, Wiliam C. Ferrell, Claude L. Ferrell, Jr., and Laura M. Beard, by deed dated February 26, 1997, and of record in Book 10409, page 275, Register's Office for Davidson County, Tennessee.

The two parcels described above are known as Ferrell's Mobile Home Park. Improvements on the property are mobile homes and three (3) houses along Pitts Avenue. The mobile homes are the property of others and are not included in this conveyance.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. We do covenant with the said GRANTEE that Ferrell Realty, llc is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. We do further covenant and bind Ferrell Realty, llc, its successors, assigns and to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2003 Property taxes are to be prorated and assumed by the GRANTEES.
Easement of record in Book 9056, page 5, said Register's Office.

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

This is improved property known as: 101 Pitts Ave., 115 Pitts, Ave., 117, Pitts Ave., & 119 Pitts Ave. Old Hickory, TN. 37138.

Witness our hands this _____ day of FEBRUARY, 2003.

Ferrell Realty, LLC, by all of its members:

Claude L. Ferrell Jr.
Claude L. Ferrell, Jr.

Paul M. Ferrell
Paul M. Ferrell

William C. Ferell
William C. Ferell

Laura F. Beard
Laura F. Beard

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STATE OF TENNESSEE }
COUNTY OF Davidson }

Before me, the undersigned, a notary public in the state of Tennessee, personally appeared Claude L. Ferrell, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the Chief Manager of Ferrell Realty, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of Ferrell Realty, LLC, by him/herself as such Chief manager.

Subscribed and sworn to before me, this the 3rd day of Feb, 2003.

NOTARY PUBLIC

My Commission Expires: 3-27-04

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STATE OF TENNESSEE }
COUNTY OF Davidson }

Before me, the undersigned, a notary public in the state of Tennessee, personally appeared Paul M. Ferrell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the Secretary of Ferrell Realty, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of Ferrell Realty, LLC, by him/herself as such Secretary.

Subscribed and sworn to before me, this the 3rd day of Feb, 2003.

NOTARY PUBLIC

My Commission Expires: 3-27-04

MAP / PARCEL NO.
53 - 12 / 217.00
53 - 12 / 65.00

STATE OF TENNESSEE }
COUNTY OF Davidson }

Before me, the undersigned, a notary public in the state of Tennessee, personally appeared William C. Ferrell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the member of Ferrell Realty, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of Ferrell Realty, LLC, by him/herself as such member.

Subscribed and sworn to before me, this the 03 day of Feb, 2003.

NOTARY PUBLIC

My Commission Expires: 3-27-04

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STATE OF TENNESSEE }
COUNTY OF Davidson }

Before me, the undersigned, a notary public in the state of Tennessee, personally appeared Laura F. Beard, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the member of Ferrell Realty, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that she as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of Ferrell Realty, LLC, by him/herself as such member.

Subscribed and sworn to before me, this the 3 day of Feb, 2003.

NOTARY PUBLIC

My Commission Expires: 3-27-04

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WARRANTY DEED

From: Ferrell Realty, LLC
by Members:
Claude E. Ferrell, Jr.,
Paul M. Ferrell,
William C. Ferrell, and
Laura F. (Ferrell) Beard

To:
Odell Binkley, Jr.,

Property:
101 Pitts Avenue
Old Hickory, TN. 37138

This Instrument was Prepared by:
Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003

MAP / PARCEL NO.
53 - 12 / 217.00
53 - 12 / 65.00