ADDRESS OF NEW OWNER:
Odell Binkley, Jr., Trustee of
Lakewood Park Trust
P.O. Box 145
Hermitage, TN 37076

SEND TAX BILL TO:
To New Owner

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

PICK-UP

Davidson County DEEDQC
Recvd: 04/17/03 12:41 3pgs
Fees:17.00 Taxes:0.00
20030417-0051399

This instrument prepared by:
Law Office of David J. Waynick
211 Donelson Pike, Suite 2
Nashville, TN 37214

THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITH NO TITLE SEARCH PERFORMED.

QUITCLAIM DEED

For and in consideration of One Dollar and other good and valuable consideration I, ODELL BINKLEY, JR., by these presents do hereby quitclaim, grant and convey unto ODELL BINKLEY, JR., TRUSTEE OF THE LAKEWOOD PARK TRUST, its successors and assigns, all of my right, title and interest in the following described tract of land in DAVIDSON COUNTY, TENNESSEE, to wit:

Two parcels of land, being the Ferrell Realty, LLC 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, LLC 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 01-28-2003.

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, LLC 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 degrees 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, page 644; 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

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 01-28-2003.

The above described property being all the same property conveyed to Odell Binkley, Jr. by warranty deed from Ferrell Realty, LLC by Members: Claude L. Ferrell, Jr., Paul M. Ferrell, William C. Ferrell and Laura F. Beard by warranty deed dated February 3, 2003, and of record in Instrument No. 20030204-0015407, Register's Office for Davidson County, Tennessee.

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.

GRANTOR MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE IN THE PROPERTY, OR AS TO THE OWNERSHIP OF THE MINERALS LOCATED ON, UNDER OR WITHIN THE PROPERTY. GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE CONDITION OF THE PROPERTY CONVEYED HEREBY, INCLUDING IMPROVEMENTS LOCATED THEREON, INCLUDING, WITHOUT LIMITATION, THE HABITABILITY, CONDITION OR FITNESS THEREOF FOR ANY PARTICULAR USE OR PURPOSE. GRANTEE AGREES THAT THE PROPERTY CONVEYED HEREBY, INCLUDING IMPROVEMENTS LOCATED THEREON, IS CONVEYED BY GRANTOR AND ACCEPTED BY GRANTEEE IN AN "AS IS, WHERE IS" AND "WITH ALL FAULTS" CONDITION.

This improved property known as 101 Pitts Avenue, 115 Pitts Avenue, 117 Pitts Avenue & 119 Pitts Avenue, Old Hickory, TN 37138

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 0 .

AFFIANT

Subscribed and sworn to before me this 15 day of April 2003.

Notary Public

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

IN WITNESS WHEREOF we have hereunto set our hands on this the 15th day of April 2003.

ODELL BINKLEY, JR., Bargainor

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.

Subscribed and sworn to before me this 15 day of April 2003.

Notary Public

NOTARY PUBLIC
SHIRLEY C. COLE
DAVIDSON CO., TENN.

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