THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Davidson County DEEDWARR
Recvd: 07/17/03 11:57 4pgs
Fees:23.00 Taxes:647.50
20030717-0100356

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
RICHARD C. BINKLEY, ET UX 504 Geneva Drive Goodlettsville, TN 37072	Same	34-30

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ABG PROPERTIES**, a Tennessee Corporation, has this day bargained and sold, and does hereby transfer and convey unto the said **RICHARD C. BINKLEY and wife, MARGIE H. BINKLEY**, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being a parcel of land lying in and being bounded on the South by Edgefield Junction Road (Myatt Drive); on the West by Lafayette Boaz, Sr., and Rivergate Surgical Associates; on the North by Carlyle Apple and Hubert Baker; on the East by Homer Tomlinson and being more particularly described as follows:

Beginning at a point in the North right-of-way line of Edgefield Junction Road (Myatt Drive), said point being a corner common with Lafayette Boaz, Sr. and being located easterly 891 feet, more or less, from the east right-of-way return of Spring Branch Road; thence, with Boaz and Rivergate Surgical Associates, North 73 deg. 33' 41" East 384.23 feet to a point, a corner common with Rivergate Surgical Associates in the south line of Carlyle Apple and Hubert Baker; thence, with Apple and Baker, South 55 deg. 52' 00" East, 183.02 feet to a point, a corner common with Homer Tomlinson in the south line of Apple and Baker; thence, with Tomlinson, South 73

deg. 33' 41" West, 447.91 feet to a point, a corner common with Tomlinson in the north right-of-way of Edgefield Junction Road (Myatt Drive); thence with the north right-of-way of Edgefield Junction Road on a curve to the left, the radius of which is 890.00 feet, the central angle of which is 09 deg. 43' 16", the chord of which is North 36 deg. 49' 51" West, 150.82 feet, along the curve distance of 151.00 feet to the point of beginning, containing 58,497 square feet, (1.343 acres) more or less.

Being part of the same property conveyed to ABG PROPERTIES, by deed of record in Book 8716, page 125, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $175,000.00.
Subscribed and sworn to before me this 8th day of July, 2003.
My Commission Expires: 3/27/04

Affiant

Notary Public

This is unimproved property located on Myatt Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever ABG Properties covenants that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

ABG Properties further covenants and binds itself, its heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 8th day of July, 2003.

ABG PROPERTIES

BY: _____
ARLES B. GREENE, President

BY: _____
ARLES B. GREENE, Individually and as Shareholder

BY: _____
ARLES SCOTT GREENE, Individually and as Shareholder

BY: _____
WESLEY HEATH GREENE, Individually and as Shareholder

BY: _____
SHELLEY COLLETTE GREENE, Individually and as Shareholder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **ARLES B. GREENE**, with whom I am personally acquainted, and who, upon oath acknowledged himself to be President of ABG Properties, a Tennessee Corporation, and that he as such President, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 8th day of July, 2003.

_____
NOTARY PUBLIC

My Commission Expires: 3/22/04

JUDY CALLIS NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **ARLES B. GREENE, ARLES SCOTT GREENE, WESLEY HEATH GREENE, and SHELLEY COLLETTE GREENE,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 8th day of ~~July~~, 2003.

Judy Callis
NOTARY PUBLIC

My Commission Expires: 3/29/04

