Box 48A

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway West, Suite 107
Smyrna, TN 37167

04-0312-50979

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 195,500.00.

Odell Binkley
Affiant

Subscribed and sworn to before me, this 22nd day of December, 2003.

Theresa D. Dorsey
Notary Public
My commission expires: 09/17/05

THERESA D. DORSEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Comm. Expires 09/17/2005

Davidson County DEEDWARR
Recvd: 12/29/03 10:49 2pgs
Fees:13.00 Taxes:723.35

20031229-0183012

Address of New Owner	Send Tax Bills to:	Tax Information
Odell Binkley	**Same As New Owner**	**86-139.00**
3786 Central Pike		
Hermitage TN 37076		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **The Estate of Leah N. Kay, deceased, Mark E. Kay, Executor**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Odell Binkley, married**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 4th Civil District of Davidson County, Tennessee, being parts of Lots Nos. 2 and 3 on the Plan of Land of Mrs Frances A. Chandler, not of record, described according to a survey made by Stephen A. Draper, Surveyor, November 1, 1952, as follows:

Beginning in the center of Central Pike at the northwest corner of tract No. 2 conveyed to Horace T. Wright by deed from B. F. Wright, of record in Book 774, Page 33, Registers Office of said County; thence with the westerly line of said Horace T. Wright's property south 3 degrees, 04' west with the center of a ditch, across the graveyard right-of-way to the center of another ditch 309 feet from the beginning and being 42 feet more or less, south of said graveyard right-of-way; thence with the center of the last mentioned ditch south 80 degrees, 30' west 178.4 feet; thence north 6 degrees east 85 feet, more or less, to the southerly margin of said graveyard right-of-way; thence in the same direction acress said graveyard right-of-way 16 feet to the present corner of the property owned by Robert H. Meade and wife, of record in Book 1716, page 269, R.O.D.C.; thence in the same direction, running with the present fence line, 424.2 feet, more or less, to the center of Central Pike; thence with the center line of Central Pike south 31 degrees, 24' east 139.5 feet, south 40 degrees, 24' east 56.5 feet, and wouth 55 degrees, 13' east 33.5 feet to the beginning, containing 1.56 acres, more or less.

Being the same property conveyed to Billy C. Kay by Dalton E. Earheart and wife, Flora Earheart in Book 2105, Page 129 Register's Office of Davidson County, Tennessee, and further quitclaimed by Billy C. Kay to Billy C. Kay and wife, Leah N. Kay as tenants by the entireties in Book 7811, Page 451, in said Register's Office. Billy C. Kay having since predeceased Leah N. Kay, who is now deceased. The estate of Leah N. Kay being probated in the Probate Court of Davidson County, Tennessee Docket No. 03P141 wherein Mark E. Kay was named as executor of the estate.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3786 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 22nd day of December, 2003.

The estate of Leah N Kay by Mark E Kay Executor

The Estate of Leah N. Kay, deceased, Mark E. Kay, Executor

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Mark E. Kay, Executor of the Estate of Leah N. Kay, deceased**, with whom I am personally acquainted, and who acknowledged he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand at office on this 22nd day of December, 2003.

T Teresa D Dupey

Notary Public

My Commission expires: 09/17/05

THE STATE OF TENNESSEE NOTARY PUBLIC AT LARGE RUTHERFORD My Commission Expires 09/17/2005