PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **March, 2004, by and between Andrew Don Binkley, unmarried, and Joel Denton Binkley, unmarried, hereinafter called Grantors, and Richard E. Brewer and Wendi M. Brewer, husband and wife hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, Andrew Don Binkley, unmarried, and Joel Denton Binkley, unmarried, as Grantors, do hereby bargain, sell, transfer and convey unto Richard E. Brewer and Wendi M. Brewer, husband and wife, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 6465 Clarksville Pike, Joelton, TN 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors hasve a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Andrew Don Binkley
SIGNATURE OF SELLER

Joel Denton Binkley
SIGNATURE OF SELLER

Davidson County DEEDWARR
Recvd: 04/05/04 15:22 3pgs
Fees:18.00 Taxes:298.00
20040405-0038403

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Andrew Don Binkley, unmarried man, the within named 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.

Witness my hand, at office, this **30th** day of March, 2004.

Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Joel Denton Binkley, AN UNMARRIED MAN, the within named 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.

Witness my hand, at office, this **30th** day of March, 2004.

Notary Public

My Commission Expires: 5/30/2004

DAVIDSON COUNTY, TENNESSEE NOTARY PUBLIC AT LARGE DENISE C. ALLIS

Name and Address of Property Owner:

Richard E. Brewer and Wendi M. Brewer, husband and wife

6465 Clarksville Pike
Joelton, TN 37080

Property Address:

6465 Clarksville Pike
Joelton, TN 37080

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 21 PARCEL 63

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$80000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **March, 2004.**

Notary Public

My Commission Expires: 5/30/2004

DAVIDSON COUNTY, TENNESSEE NOTARY PUBLIC AT LARGE DENISE C. ALLIS

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 04-7361

EXHIBIT 'A'

A tract of land in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center line of Nashville & Clarksville Road, at the northwest corner of Paradise Hill Missionary Baptist Church as conveyed by Deed of record in Book 64, page 436, Registers Office for said County; thence with the line of said church lot south 1 degree west 19 poles and south 70 degrees east 6 1/2 poles to a point on the west line of the land formerly owned by J. H. Russell or David Lee; thence along their line south 1 degree west 8-4/5 poles to a corner of the land conveyed to J. E. Fentress and wife; of record in Book 1807, page 423, Registers Office for said County; thence along Fentress' line north 81 1/2 west 29 poles to the southeast corner of the property conveyed to Earl Mayo and wife, by deed of record in Book 1807, page 607; said Registers Office; thence with his east line north 4 1/2 degrees east 287 feet 7 inches and north 29 3/4 degrees west 59 feet 7 inches to a point in the center line of Nashville & Clarksville Road; thence along the center line of the said road south 82 degrees east 23.5 poles to the beginning, containing 3 1/2 acres, more or less.

Being the same property conveyed to Denton Binkley and wife, Lula Binkley by Warranty Deed from Carl Everett Jones and Minnie Eula Jones, of record in Book 2592, page 63, said Registers Office. Denton Binkley died on March 29, 1999. Subsequently thereto, Lula Binkley, as the surviving tenant by the entirety conveyed all of her right, title and interest in and to said property to Andrew Don Binkley and Joel Denton Binkley, retaining a life estate in herself, by Quitclaim Deed of record at Book 11493, page 451, said Registers Office. Lula Binkley died on December 4, 2003.

Being the same property conveyed to Denton Binkley and wife, Lula Binkley by Warranty Deed from Carl Everett Jones and Minnie Eula Jones, of record in Book 2592, page 63, Register's Office for Davidson County, Tennessee. Denton Binkley having since died on March 29, 1999. Subsequently thereto, Lula Binkley, as the surviving tenant by the entirety, conveyed all of her right, title and interest in and to said property to Andrew Don Binkley and Joel Denton Binkley, retaining a life estate in herself, by Quitclaim Deed, of record in Book 11493, page 451, Register's Office for Davidson County, Tennessee. Lula Binkley having since died on December 4, 2003.

EXHIBIT 'B'

1. All Real Davidson County Property Taxes for 2004 and future years, a lien, but not yet due and payable.

2. Any and all unrecorded easements for roads and utilities, if any.