Davidson County DEEDQC
Recvd: 05/04/04 15:21 3pgs
Fees:18.00 Taxes:2775.00
20040504-0050750

Prepared by and when recorded, return to:
Jeffrey C. Horn, Attorney
214 Centerview Drive, Suite 225
Brentwood, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
Mohammad Taghi Oftadeh P.O. Box 616 Hermitage, TN 37076-0616	New Owner	Map 86, Parcel 175

QUITCLAIM DEED PURSUANT TO LEASE WITH OPTION TO PURCHASE

For and in consideration of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **John Matthew Binkley and wife, Leighsa Binkley**, hereinafter collectively referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim unto **Mohammad Taghi Oftadeh**, hereinafter referred to as the Grantee, its successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, with the address of 3603 Central Pike, Hermitage, Tennessee 37076, and more particularly described in Exhibit "A" hereto.

This conveyance is subject to property taxes for the year 2004 and subsequent years and the following matters of record:

All matters on the Plan of record in Book 5800, page 81, Register's Office for Davidson County, Tennessee

Sanitary Sewer Easement of record in Book 11115, page 452, Register's Office for Davidson County, Tennessee

Right of Way Deed of record in Book 2294, page 464, Register's Office for Davidson County, Tennessee

All other matters of record in the Register's Office for Davidson County, Tennessee including restrictions, declarations, easements, dedications, agreements, memoranda, and assessments.

TERMINATION OF LEASE AND MERGER: *This Deed is made pursuant to a Lease With Option to Purchase (hereinafter referred to as "Lease"), of record in Instrument Number 20000920-0093561, Register's Office for Davidson County, Tennessee, by and between MS-COT, a Tennessee General Partnership (hereinafter referred to as "Lessor") and M.T.O. Enterprises, Inc., a Tennessee Corporation (hereinafter referred to as "Lessee"). Lessor's interest in the Lease has since been assigned and conveyed to Grantor herein by an Assignment of Lessor's Interest in Lease, of record in Instrument Number 20000929-0096545, Register's Office for Davidson County, Tennessee (Also see*

deed to Grantor herein, of record in Instrument Number 20000929-0096544, Register's Office for Davidson County, Tennessee. Lessee's interest in the Lease has since been assigned to Grantee herein by an Assignment of Lessee's Interest in Lease With Option to Purchase, of record in Instrument Number 20040504-0050749, Register's Office for Davidson County, Tennessee. ***By executing this Deed, Grantor and Grantee have effectively terminated the aforementioned Lease. All parties hereby relinquish all rights and interests pursuant to the Lease and are hereby released from all obligations pursuant thereto, as Grantee's leasehold interest has merged with his interests created by this Quitclaim Deed.***

The Property being conveyed is non-residential property.

IN WITNESS WHEREOF, this instrument has been executed this 30th day of April, 2004.

John Matthew Binkley

Leighsa Binkley

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of the State and County aforesaid, John Matthew Binkley and wife, Leighsa Binkley, 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 Hermitage, Tennessee, this 30th day of April, 2004.

Notary Public

My commission expires: 1-26-08

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires JAN. 26, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $750,000.00.

Affiant

Subscribed and sworn to before me this 30th day of April, 2004.

Notary Public

My commission expires: Jan 26, 2008

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires JAN. 26, 2008

Exhibit A

A tract of land in the 2nd Civil District of Metropolitan Nashville, Davidson County, Tennessee, being located east of Central Pike and south of Hermitage Industrial Park, of record in Book 5800, page 81, Register's Office for Davidson County, Tennessee, which property is more fully described as follows:

Beginning at an iron pin on the northeasterly margin of Central Pike at the most southerly return of Hermitage Industrial Drive, as shown on the plat of Hermitage Industrial Park, Section 1, of record in Book 4300, page 28, Register's Office for Davidson County, Tennessee; thence

Northerly with a curve to the right having a radius of 25.0' and a certain angle of 86 deg 39' 12" (and a chord bearing a distance of N 6 deg 34' 26" W, 34.31), a distance of 37.81' to an iron pin on the southerly margin of Hermitage Industrial Drive; thence,

With the southerly margin of Hermitage Industrial Drive, N 36 deg 46' E, a distance of 83.73' to an iron pin; thence,

With a curve to the right having a radius of 741.69' and a central angle of 22 deg 00' (and a chord bearing a distance of N 47 deg 45' 54" E, 283.04), a distance of 284.79 with the southerly margin of Hermitage Industrial Drive to an iron pin; thence,

With the southerly margin of Hermitage Industrial Drive, N 58 deg 46' E, a distance of 40.00' to an iron pin; thence,

S 86 deg 56' E, a distance of 326.08' to an iron pin; thence,

S 23 deg 39' 30" E, a distance of 35.00' to an iron pin in the west line of Lot 4, Section 1, Hermitage Industrial Park, Subdivision No. 69-157-G, of record in Book 4300, page 28, Register's Office for Davidson County, Tennessee; thence,

With the west line of said Lot 4, S 8 deg 19' E, a distance of 273.0' to an iron pin in the north line of the property conveyed to Lambert Bros., Inc. by deed of record in Book 2397, page 23, Register's Office for Davidson County, Tennessee; thence,

With Lambert Bros., Inc. north line, an old fence post line, S 77 deg 46' W, a distance of 571.2' to an iron pin on the easterly margin of Central Pike; thence,

With the easterly margin of the Central Pike, northwesterly with a curve to the left having a radius of 1196.3' and a central angle of 7 deg 28' (and a chord bearing a distance of N 45 deg 34' 54" W, 155.79') and a distance of 155.09 to an iron pin; thence,

N 40 deg 41'E, a distance of 15.00' making an offset in the margin of Central Pike to an iron pin; thence,

With the easterly margin of Central Pike, northwesterly with a curve to the left having a radius of 1211.3' and a central angle of 0 deg 35' 08" (and a chord bearing a distance of N 49 deg 36' 28" W, 12.38') a distance of 12.38' to the point of beginning and containing 4.85 acres, more or less.

Being all of the same property conveyed to John Matthew Binkley and wife, Leighsa Binkley, by deed from MS-COT, a Tennessee General Partnership composed of Odell Regg Binkley, Odell Binkley, Jr., Mary Evelyn Binkley, and Susan Binkley, as of record in Instrument Number 20000929-0096544, Register's Office for Davidson County, Tennessee.