BIR FAT

First American Title Insurance Company
315 DeaderickStreet, Suite 2055
Nashville, Tennessee 37238

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Odell Binkley Jr
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 2004.

Dorothy S Potts
NOTARY PUBLIC

My Commission expires: 9.22.07

DOROTHY S. POTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires

PICK-UP

THIS INSTRUMENT PREPARED BY:

William L. Rosenberg, Attorney, 315 Deaderick Street Ste 2055, Nashville, TN

NAME ADDRESS

NAME & ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Stephen D. Marsland	Same	086-00-0352.00
(NAME)	(NAME)	
P.O. Box 214- 4636 Lebanon Pike		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Odell Binkley, Jr. and wife, Mary Evelyn Binkley

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Stephen D. Marsland and wife, Evangeline Marsland

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit A attached hereto for legal description.

Davidson County DEEDWARR
Recvd: 06/03/04 13:11 4pgs
Fees:23.00 Taxes:740.00
20040603-0065694

This is unimproved (X) improved ( ) property, known as

3528 Central Pike, Hermitge, Tennessee

(House Number) (Street) (City) (State) (Zip)

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 and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 28th day of May, 2004.

Odell Binkley, Jr

Mary Evelyn Binkley

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Odell Binkley, Jr. and Mary Evelyn Binkley the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 28th day of May, 2004.

My Commission expires: 9-22-07

Notary Public

DOROTHY S. POTTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires

Exhibit A

Land in Davidson County, Tennessee being Lot No. 1 on the plan of Binkley ROW of record in Instrument No. 20030206-0016495, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Odell Binkley, Jr., and wife Mary Evelyn Binkley, by Quit Claim Deed of record in Instrument No. 200001100003319, Register's Office for Davidson County, Tennessee, also of record in a Quit Claim Deed of record in Instrument No. 20000929-0096515, said Register's Office.

Exhibit B

1. Taxes and assessments for the year 2004 and subsequent years, which are not yet due and payable.

2. All matters as shown on the plat of record in Instrument No. 20030206-0016495, Register's Office for Davidson County, Tennessee, as amended by Instrument to Amend Final Subdivision Plat of record in Instrument No. 20040414-0042285, said Register's Office.

3. Easement(s) of record in Book 1174, page 366 in the Register's Office, Davidson County, Tennessee.

4. Charter right of way of L & N Railroad.